TO LET

UNIT 5
FOUNTAIN ARCADE
DUDLEY
WEST MIDLANDS
DY1 1PG

- **RETAIL UNIT**
- **HISTORIC MARKET TOWN**
- **NEW LEASE AVAILABLE**

LOCATION

The Fountain Arcade is located in Dudley Town Centre having frontages to the pedestrianised Market Place and Tower Street. Fountain Arcade includes John Green Butchers, Star Tailoring, Elizabeth Lorine Florist etc. Nearby retailers in the town centre include West Bromwich Building Society, HSBC Bank, Poundland and Boots etc.

Dudley is a major Town within the West Midlands conurbation and has a resident population of 312,925 (2011 census figures). The Town is located some 10 miles west of Birmingham City Centre, 7 miles south west of Walsall and 8 miles south of Wolverhampton City Centre.

JOHN EMMS COMMERCIAL
CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY

www.johnemmscommercial.co.uk

TELEPHONE: (01384) 257284

A COMPLETE COMMERCIAL PROPERTY SERVICE SPECIALISING IN

Sales	Offices
Lettings	Shops
Valuations	Land
Rent Reviews	Factories
Management	Warehouses

Landlord and Tenant Negotiations

JOHN EMMS COMMERCIAL

BOUNDARY HOUSE,
4-5 STONE STREET, DUDLEY, WEST MIDLANDS DY1 1NS
TEL: (01384) 257284
E-Mail: john@johnemmscommercial.co.uk

MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). The Agents whose names appear hereon for themselves and the Vendors/Lessors of this property give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessee(s) must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

UNIT 5, FOUNTAIN ARCADE, DUDLEY, DY1 1PF/continued...

RETAIL UNIT **449 Sq.Ft.** **(41.7 Sq.M.)**

Comprising ground floor lock up shop having glazed frontage to pedestrian arcade, the internal shop having laminated floor, suspended tiled ceiling with inset lighting and slatted wall display racking. Maximum depth 27'0", maximum width 8'2".

LEASE TERMS
A new lease is available on terms to be agreed within the provisions of the Landlord & Tenant Act 1954 (Part II) as amended i.e. a business tenancy plus variable service charge.

REFERENCES
Names and addresses of 3 referees to include 1 bank and 2 business/trade references will be required from the prospective tenant. These will be forwarded to the landlord for approval prior to instructing Solicitors.

FIXTURES & FITTINGS
All items in the nature of fixtures and fittings referred to in these particulars will be included within the individual lettings, all other items being expressly excluded.

LEGAL COSTS
Both parties to pay their own respective legal costs incurred in the transaction.

RENT
£100.00 per week (ex) – payable quarterly in advance i.e. £5,200.00 per annum (exclusive of rates, service charge and other outgoings.)

VAT
We are advised that V.A.T. is applicable to this transaction.

EPC Applied for.

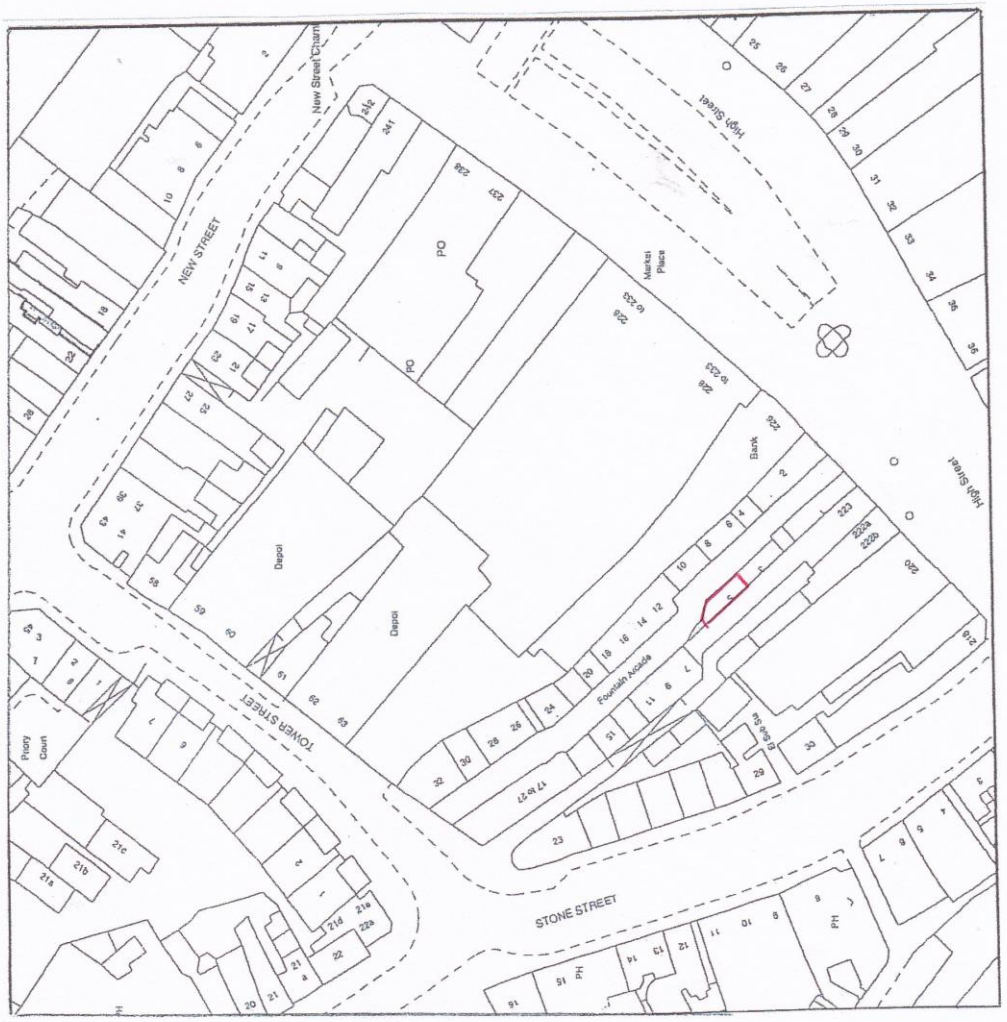
VIEWING **Strictly by appointment with the Joint Agents :**

John Emms Commercial
Tel: 01384 257284
Website : johnemmscommercial.co.uk
Email : john@johnemmscommercial.co.uk

Rowley Hughes Thompson (FAO Mr. D. Thompson)
Tel: 0121 212 7800 or 0121 212 7803

SUBJECT TO CONTRACT

UNIT 5, FOUNTAIN ARCADE, DUDLEY, DY1 1PF/continued...



JOHN EMMS COMMERCIAL