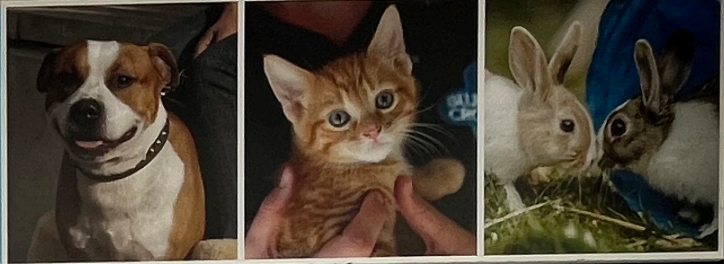


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Creative Retail
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LUE CROSS
change lives. We change theirs.



M UNIT 4

Churchill Shopping Centre
Dudley, West Midlands
DY2 7BJ

Occupiers Include
Iceland
home bargains

DESCRIPTION

Dudley is a large town in the West Midlands of England, located 6 miles south east of Wolverhampton and 10.5 miles north west of Birmingham with a population of 79,379. The Churchill Shopping Centre is the prime covered shopping centre in the town which strategically connects busy Market Street and the shortly to be opened New state of the art Bus/ Metro Interchange. The centre is anchored by Iceland and Home Bargains and has multiple car parks in the immediate vicinity.

The property comprises a fitted retail premises over ground floor sales and first floor storage ready for occupation.

UNIT SIZE

Ground Floor: 1,109 sq.ft (103.03 sq.m)

First Floor: 918 sq.ft (85.28 sq.m)

Total Area: 2,027 sq.ft (188.31 sq.m)

RENT

£15,000 + VAT.

BUSINESS RATES

Rateable Value: £12,500 (2026). Qualifying small businesses may benefit up to 100% rates relief. Interested parties should make their own enquiries with the Local Billing Authority to understand how much relief they claim.

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: £8,612.63 + VAT.

Insurance: £833.37 + VAT.

ENERGY PERFORMANCE

EPC rating C:67. Further information available upon request.

PLANNING

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

VAT

VAT is payable on all sums due to the landlord under the terms of the lease.



53

Retail Units On-Site



174,629 sq.ft

Total Area



What Three Words
punchy.oppose.enjoy



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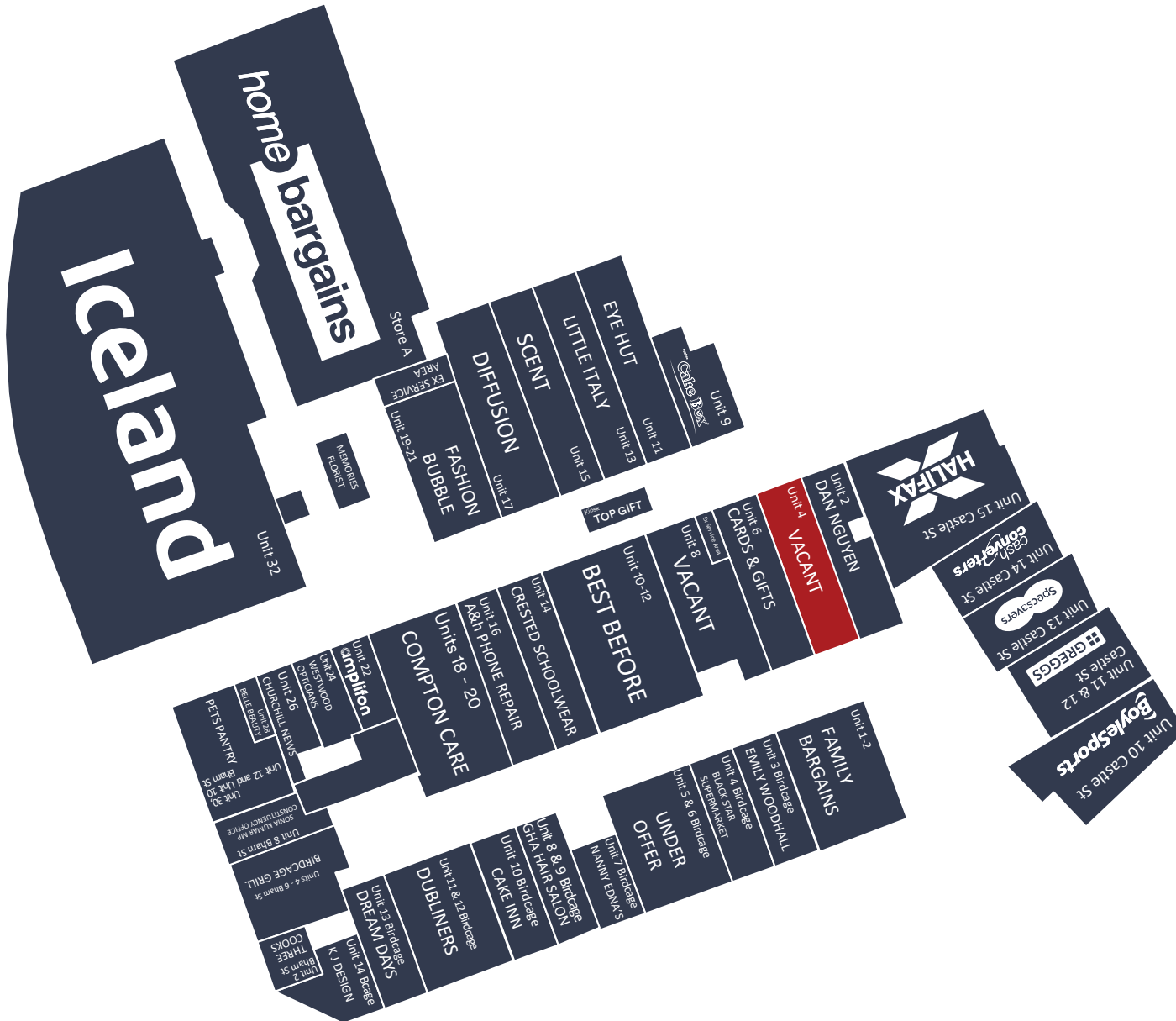
Viewing
 Strictly via prior appointment
 with the appointed agents

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