

TO LET



LARGE RETAIL PREMISES -FORMER WILKOS 39/41 HIGH STREET, DUDLEY, DY1 1PN



LOCATION

This former Wilkos premises are located in an excellent trading position within the pedestrianised section of Dudley Town Centre.

The property is adjacent to **Superdrug**, opposite **Fountain Arcade** and close to **Poundland**, **HSBC**, **CEX** etc.

ACCOMMODATION

The premises comprise a four-storey building having the benefit of excellent rear loading facilities and sales accommodation at both Ground and First Floor levels.

Approximate Gross Floor Areas are detailed below:

| | | |
|--------------------------|---------------------|------------------|
| GROUND FLOOR AREA | 15,800 sq ft | 1468 sq m |
| FIRST FLOOR AREA | 15,200 sq ft | 1412 sq m |
| SECOND FLOOR | 12,500 sq ft | 1161 sq m |
| THIRD FLOOR | 8,200 sq ft | 762 sq m |
| TOTAL AREA | 51,700 sq ft | 4803 sq m |

LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon in multiples of 5 years.

RENTAL

£175,000 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows: Rateable Value: **£76,500**. Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

A copy of the certificate will be available shortly.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VAT

We understand that VAT is payable on the rental.

VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:

Ground Floor Video – <https://youtu.be/hNQIQGne-TM>

First Floor Video – <https://youtu.be/447d3Eno1F8>

Second Floor Video – <https://youtu.be/lefVwdERxKQ>

Third Floor Video - <https://youtu.be/pOsJkuzhwz8>

VIEWINGS

By prior appointment with AMT Commercial on 01527 821 111

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property only and do not constitute any part of an offer or contract. 2. Any information contained in these particulars (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact or that the property is in good condition or otherwise nor that any services or facilities are in good working order. 3. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. Any areas, measurements or distances referred to herein are approximate only. 4. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 5. No person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. This property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 7. Unless otherwise stated, no investigations have been made by or on behalf of the Agents regarding asbestos, pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations as required.