

# TO LET



## LARGE HIGH STREET RETAIL PREMISES 237 - 238a HIGH STREET, DUDLEY, DY1 1PQ



### LOCATION

The premises are situated within the heart of Dudley Town centre within the main pedestrianised section. The property is immediately adjacent to **Santander** and **British Heart Foundation** being close to **Greggs**, **Specsavers**, **Poundland**, **Halifax**, **Boots** etc.

### ACCOMMODATION

These large premises two storey premises have recently been re-fitted throughout to an extremely high standard.

Approximate internal dimensions and areas are detailed below:

#### GROUND FLOOR

INTERNAL WIDTH (FRONT)	38'0"	11.6 m
SHOP DEPTH	105" 4"	32.1 m
FLOOR AREA	4250 sq ft	395 sq m

#### FIRST FLOOR

FIRST FLOOR AREA	3950 sq ft	367 sq m
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### 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

**£85,000** pa (exclusive of rates).

### VAT

We understand that VAT is not payable on the rental however, interested parties are advised to make their own enquiries.

### RATING ASSESSMENT

We are advised that the rating assessment is as follows:  
Rateable Value: **£41,500**. Please contact the Local Authority for further information.

### ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of 48 (Band B). A copy of the certificate is available upon request.  
In addition, there is a Display Energy Certificate (DEC) of 123 band E.

### BUILDING INSURANCE

Building insurance is approximately **£3,500** pa

### LEGAL COSTS

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

### VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:

Ground Floor Video – <https://youtu.be/stdvAHp1YEg>

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

### VIEWINGS

By prior appointment with **AMT Commercial** on  
**01527 821 111**

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