

TO LET



GROUND FLOOR RETAIL PREMISES 37 DUDLEY STREET, SEDGLEY, DY3 1SA



LOCATION

The premises are situated in a very prominent position, being directly opposite Iceland and close to **Greggs, Co-Op Travel, Nationwide building society etc**

ACCOMMODATION

The premises comprises a ground floor lock up property having the benefit of electrically operated roller shutters to both the front and rear of the property.

There are excellent rear loading facilities.

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH (FRONT)	15'10"	4.8 m
SHOP DEPTH	61'6"	18.1 m
GROSS GROUND FLOOR AREA	975 sq ft	90 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

£15,000 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: **£10,500**

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATES

The property has a rating of 49 (Band B). A copy of the certificate is available upon request.

SERVICE CHARGE

The annual budget service charge for 01.04.2024 – 31.03.2025 is **£1,607.00.**

LEGAL COSTS

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

VAT

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

VIEWING

By arrangement with AMT Commercial on 01527 821 111

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