Michael Johnson & Co.

COMMERCIAL PROPERTY CONSULTANTS

01384 395 323



27 HIGH STREET, DUDLEY, DY1 1PJ

TO LET

RETAIL UNIT

ACCOMMODATION

Ground Floor Sales	2,444 sq ft
First Floor Storage	2,400 sq ft
Second Floor Staff Room	94 sq ft

TO LET

£22,000 PER ANNUM EXCL.

- Substantial retail premises
- Prominent High Street location
- Prime position fronting Dudley Market Square
- Rear service yard

Location

Dudley is a major town within the West Midlands, located approx. 8 miles west of Birmingham and serving a substantial catchment population across the Black Country.

The property occupies a prominent position on Dudley High Street, fronting Market Square, within Dudley town centre and benefits from strong pedestrian footfall.

Description

The property comprises a three-storey retail premises with a ground floor sales area, first floor storage and second floor staff facilities.

The ground floor comprises an open plan retail sales area with an extensive glazed frontage providing excellent natural light and display opportunities.

The first floor provides generous ancillary accommodation together with office and WC facilities.

The property further benefits from rear access and on-site parking suitable for servicing and staff use.

Accommodation

Ground Floor Sales Area	2,444 sq ft
First Floor Storage	2,400 sq ft
Second Floor Staff Room	94 sq ft

To Let

£22,000 per annum exclusive.

Anti-Money Laundering

The money laundering regulations require identification checks are undertaken for all parties leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing entity.

Rating Assessment

Rateable Value	£17,750
U.B.R:	38.2p in the £ (26 / 27)

This information is for guidance purposes only.

Interested parties are to make their own enquiries.

V.A.T.

VAT will be payable on the rent and all other outgoings.

Fixtures, Fittings & Services

We have not tested any apparatus, equipment, fixtures, fittings or services. We therefore cannot verify that they are in working order or fit for their purpose.

Energy Performance Certificate

C52. Please contact the agent for a copy of the certificate.

Legal Costs

Each party shall be responsible for their own legal costs incurred in the transaction.

Viewing

Please contact the sole agents Michael Johnson and Co. on the following details:

Sam Johnson
01384 395 323
07581 001 584
sam@michaeljohnsonandco.com

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CLOSING DOWN


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