

TO LET

32 HIGH STREET
DUDLEY, DY1 1PJ



RETAIL UNIT

50,372 sq ft (4,680 sq m) (Approx. Total Gross Internal Area)

- Substantial town centre store over four floor
- Prime High Street Position
- On application

LOCATION

The property is prominently situated on the south side of the pedestrianised Market Place at the heart of Dudley town centre.

DESCRIPTION

The property is arranged over basement, ground, first and second floors. The property benefits from rear loading via King Street.

ACCOMMODATION

	SQ M	SQ FT
Basement	1,170	12,593
Ground	1,170	12,593
First	1,170	12,593
Second	1,170	12,593
TOTAL Approx. Gross Internal Area	4,680	50,372

Please note we have not measured the property and have relied on third party measurements.

TENURE

The property is available on a new lease of five years or more.

RENTAL

On application.

RATES

We understand the property is described as shop and premises with an RV of £118,000. Interested parties should confirm the exact amount payable with the local authority.

PLANNING

We believe the property has established E class planning consent.

EPC

EPC Rating - D (85)

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

LEGAL COSTS

Each party to pay their own legal costs.

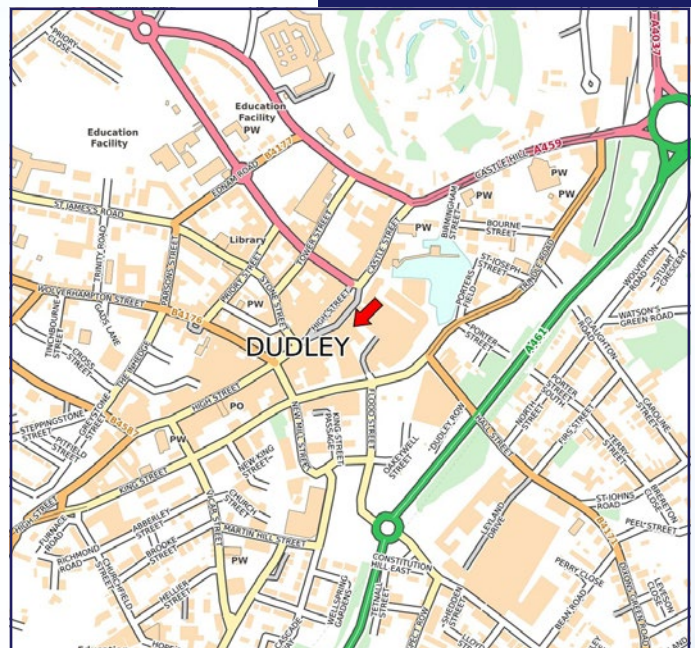
VAT

All prices quoted are exclusive of VAT, which may be chargeable.

MONEY LAUNDERING

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

POSTCODE: DY1 1PJ



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: RA147 Date: 05/25

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.