

SHOP TO LET

Unit 15 Churchill Centre
Dudley, DY2 7AG

Subject to Vacant Possession



Location

Dudley is a large town in the West Midlands of England, located 6 miles south-east of Wolverhampton and 10.5 miles north-west of Birmingham with a population of 79,379.

The Churchill Shopping Centre is the prime covered shopping centre in the town which strategically connects Castle Street and the central bus station. The centre is anchored by Iceland and Home Bargains and has multiple car parks in the immediate vicinity.

Accommodation

The property comprises a ground floor fitted retail unit;

| Unit 15 | Sq M | Sq Ft |
|--------------|--------|-------|
| Ground Floor | 114.45 | 1,232 |

Tenure

The accommodation is available by way of new fully repairing and insuring lease on terms to be agreed.

VAT

VAT is applicable.

Business Rates

RV £12,750 (2026)

Interested parties should make their own enquiries with the Local Billing Authority to confirm exact rates payable.

Legal Costs

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

EPC

D77. EPC available upon request

Rent

£15,000 + VAT per annum exclusive

Service Charge

There is an annual service charge of £16,972 + VAT.

Insurance

There is an annual insurance premium of £1,067 + VAT.

Planning

We understand the unit benefits from E Class planning use. Interested parties are advised to make their own enquiries.

Security

It is likely that the Landlord will require a security deposit and/or personal guarantee by way of security from the successful applicant.

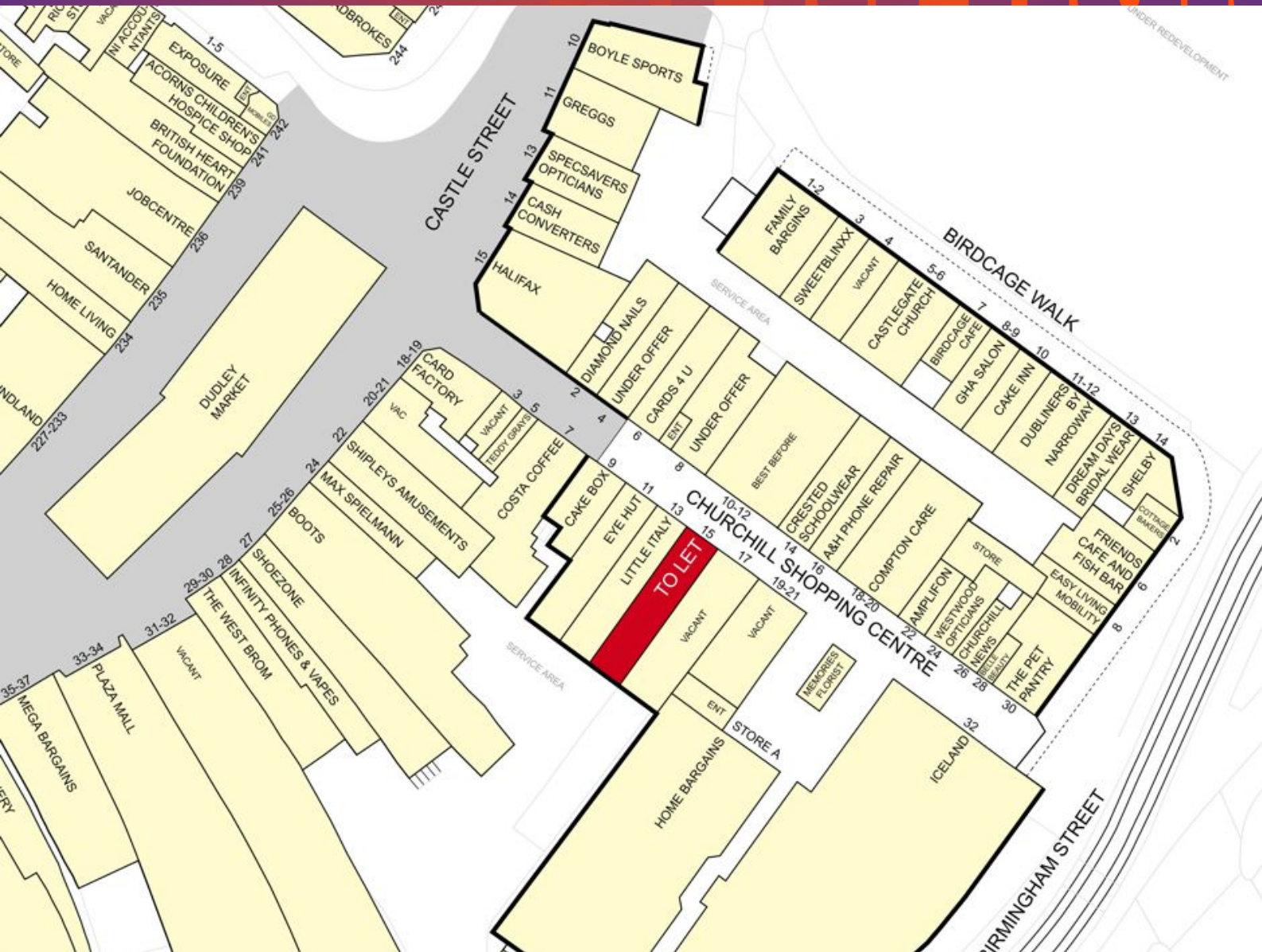
Viewings

Strictly by appointment with the Sole Retained Agents.

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Creative Retail