



hexagon™
commercial property



- BUSY SHOPPING CENTRE
- HIGH FOOTFALL
- SUITABLE FOR A NUMBER OF USES (STP)
- MODERN ACCOMODATION

RETAIL

682 SqFt (63 SqM)

£12,000 per annum exclusive

Unit 8 Birmingham Street, Dudley, DY2 7BJ

TO LET



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Description

This retail premises consists of a ground floor retail area of approx 682 Sq Ft with W/C and kitchenette. The unit benefits from a frontage on Birmingham Street, giving the option to open outside of the centre opening hours, but is within close proximity to the centre entrance.

This popular shopping centre is located in the heart of Dudley just off pedestrianised Market Place. Retailers include Home Bargains, Iceland and Bodycare as well as Costa Coffee outside the main entrance on to Market Place.

Location

Dudley is a large town in the West Midlands, located 6 miles south-east of Wolverhampton and 10.5 miles north-west of Birmingham. The town has a population of approximately 80,000 and is the administrative centre for the borough. Birdcage Walk is prominently located adjacent to The Churchill Shopping Centre, the prime covered shopping centre in the town, which strategically connects Castle Street and the central bus station which is situated adjacent.

Accommodation

Ground Floor - 682 Sq Ft (63.3 Sq M)

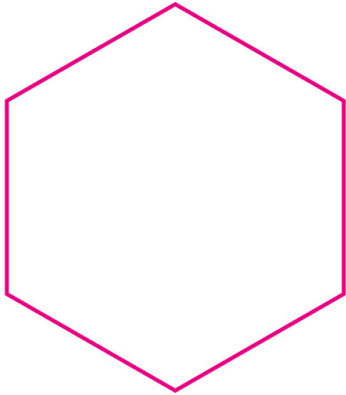
Rates

Rateable Value - £16,750

It is understood that this property will benefit from 100% small business rate relief, however confirmation should be sort from the relevant government authority.

Terms

The premises are offered by way of a new effective FRI lease on terms to be agreed.



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