



# ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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## LARGE RETAIL STORE TO LET

**222-223 HIGH STREET, DUDLEY  
DY1 1PD**

**\*TEMPORARY OCCUPATION AVAILABLE\***

**\*\*BUSINESS RATES EXEMPT UNTIL  
APRIL 2021\*\***

**Sales Area 381.18 sq m (4,103 sq ft) plus stores**

### Location

The subject premises front the prime section of the pedestrianised High Street. Retailers in the immediate vicinity include, **Wilkinson, Poundland, Bon Marche, Superdrug** and **New Look** as can be seen from the attached traders extract.

### Description

The premises comprise a retail unit arranged on ground, first and second floor levels, together with the benefit of rear servicing.

### Lease

Available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

### Accommodation

Gross Frontage	8.87 m	29ft 2ins
Internal Width	8.44m (Narrowing to 7.75m)	27ft 9ins (Narrowing to 25ft 6ins)
Built Depth	31.69m	104ft 4ins
Ground Floor Sales	220.46 sq m	2,373 sq ft
First Floor Sales	160.72 sq m	1,730 sq ft
First Floor Stores	49.61 sq m	534 sq ft
Second Floor Ancil	28.99 sq m	312 sq ft

### Rental

£30,000 per annum exclusive of business rates, VAT and building insurance.

### Rating Assessment

Rateable Value £44,250

This information is for guidance purposes only. Interested parties are advised to make their own enquiries the Valuation Office. **No business rates are payable until at least April 2021.**

### EPC Rating

Full EPC available upon request.

### Legal Costs

Each Party are to be responsible for their own legal costs incurred within the proposed transaction.

### Viewing

Strictly by appointment with the joint retained agents:

### Contact

Rowley Hughes Thompson LLP

Barry Muggridge / David Thompson

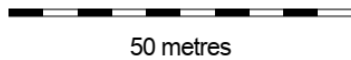
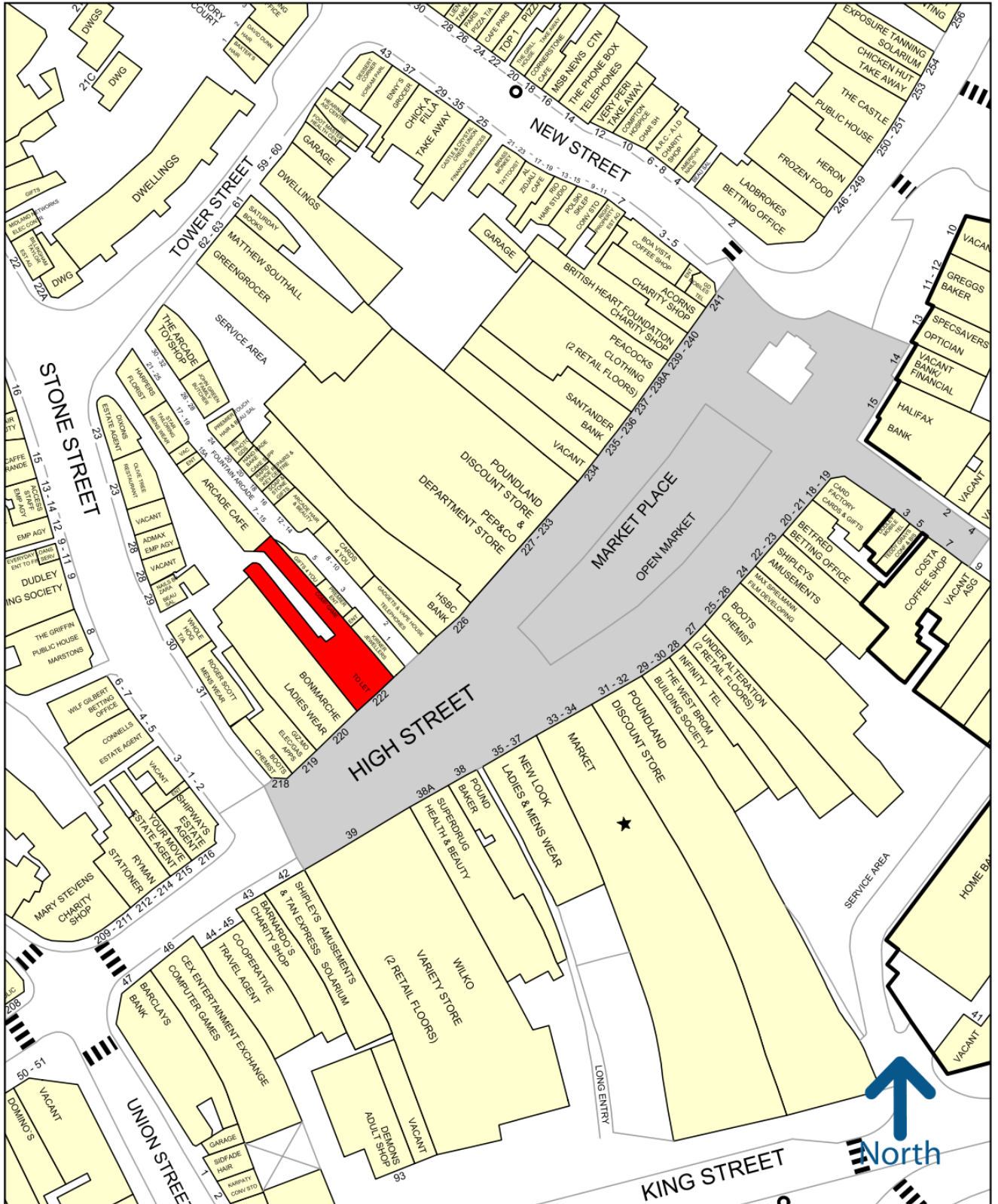
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Or John Emms Commercial 01384 257284

Date prepared: July 2020. All transactions are stated exclusive of VAT. Subject to Contract.

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