



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

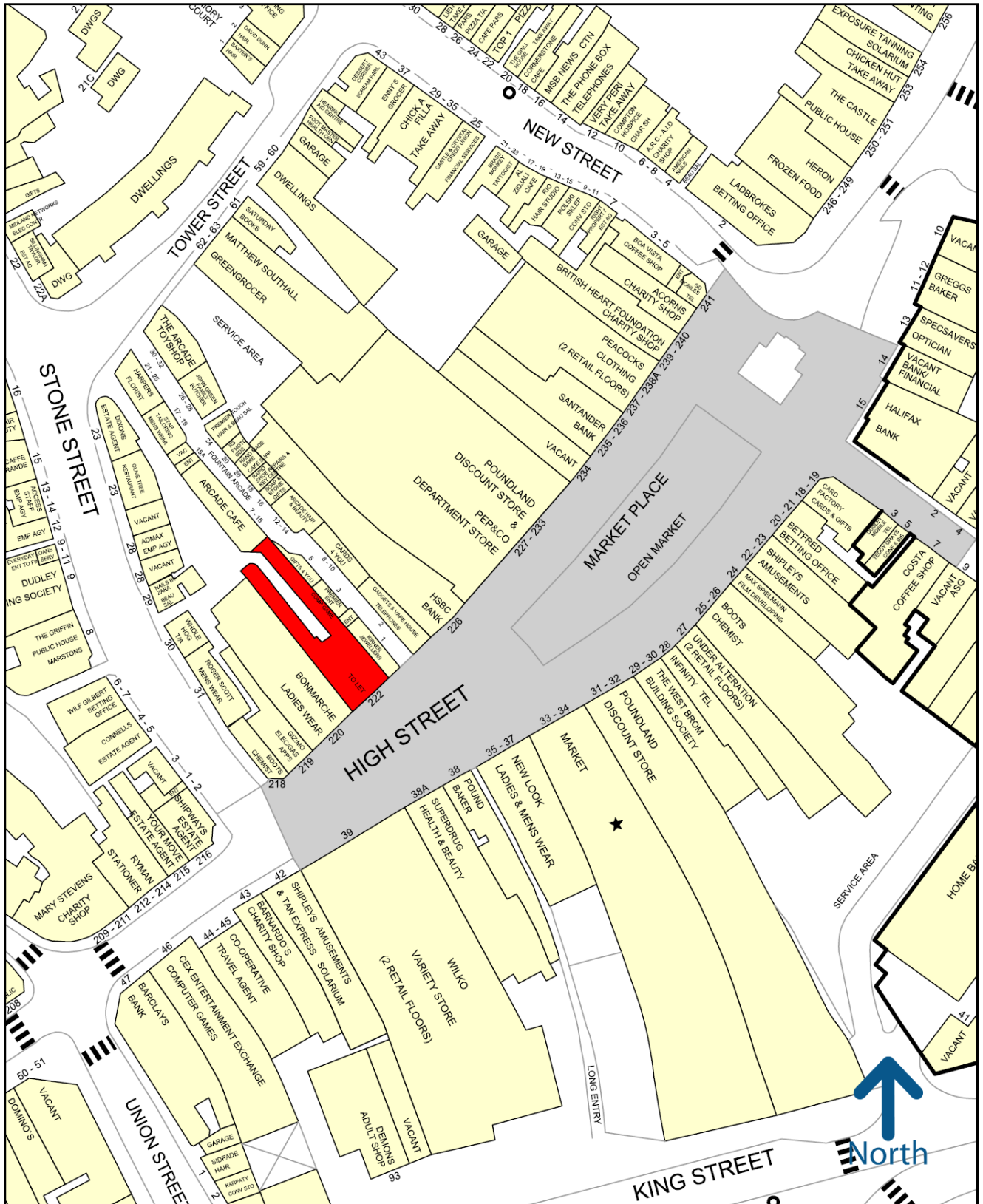
Rowley Hughes Thompson LLP

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

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50 metres

Experian Goad Plan Created: 03/07/2020
Created By: RHT



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