

# EASY LIVING MOBILITY®

LIVE EVERY MOMENT

# TO LET

Retail Unit

## 682 sq.ft

(63.3 sq.m)

Unit 8, Birmingham Street, Churchill Shopping Centre, DY2 7JB

- Busy pedestrianised location
- Midland Metro line to be opened 2025
- Short and long stay car parks are also with easy walking distance
- Retailers include Halifax, Specsavers, Bodycare, Holland and Barrett

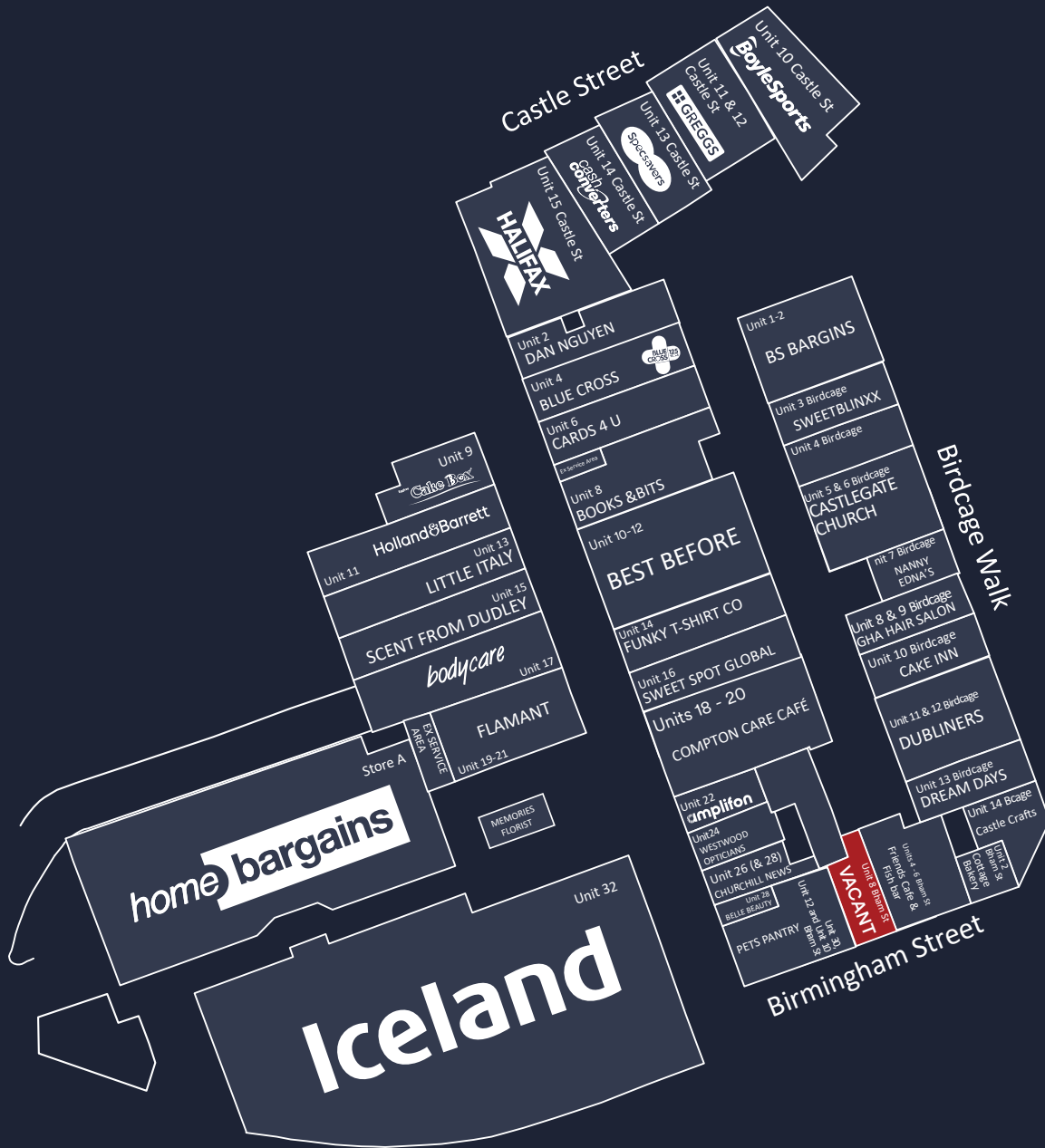
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# Unit 8, Birmingham Street, Churchill Shopping Centre, DY2 7JB



The Churchill Shopping Centre is anchored by Home Bargains and Iceland, other retailers include Halifax, Specsavers, Holland and Barrett and Bodycare. The centre is adjacent to the central bus station and proposed Midland Metro stop. Midland Metro line due to be opened 2025. Short and long stay car parks are also with easy walking distance.



## Unit 8, Birmingham Street, Churchill Shopping Centre, DY2 7JB

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	682	63.3
<b>TOTAL</b>	<b>682</b>	<b>63.3</b>

### Rent

£12,000 pa exclusive of rates, VAT and service charge.

### Rateable Value

£7,900 per annum.

### Services

The unit has electricity and water connected.

### Service Charge & Insurance

Service charge £2,500. The Landlord will insure the premises the premiums to be recovered from the tenant.

### Energy Performance

Further information available upon request.

### Planning

We understand that the property has established consent for E (commercial, business and service) – this includes A1, A2, A3, B1, D1 (a-b) and indoor sport from D2e. It may be suitable for alternative uses, subject to planning.

### Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.



### EPC Details

D:80

### Location - DY2 7JB

Dudley is a large town located in the heart of the Black Country in the West Midlands, 10 miles west of Birmingham, 6 miles from Wolverhampton and 3 miles from junction 2 M5, 6 miles (9.7 km) south-east of Wolverhampton and 10.5 miles (16.9 km) north-west of Birmingham.

The town is the administrative centre of the Metropolitan Borough of Dudley. The Metropolitan Borough, which includes the towns of Stourbridge and Halesowen, has a population of 312,900. Dudley is sometimes called the capital of the Black Country.

### Viewing

Strictly via prior appointment with the appointed agent:

**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

**0121 400 0407**

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