



ROB ALSTON
RETAIL

T: 03301 233224

E: ra@robalstonretail.com

www.robalstonretail.com

**PRIME FREEHOLD
SHOP UNIT
FOR SALE OR
TO LET**

DUDLEY

35-37 HIGH STREET, DY1 1PJ.

LOCATION

Dudley is a substantial West Midlands town with a population of approximately 80,000 and is located 6 miles south east of Wolverhampton and 10 miles north west of Birmingham.

DESCRIPTION

The property is situated in a prime pedestrianized trading location on High Street in Dudley town centre close to a number of established multiple retailers including **Superdrug, Wilko, Shoe Zone, Boots, Peacocks, Poundland Card Factory, Greggs, Specsavers** etc.

TENURE

The property is available **FREEHOLD** with full vacant possession.

ACCOMMODATION

Ground Floor Internal Width	11.6 m	38ft 0ins
Ground Floor Sales	304.9 sq m	3,281 sq ft
First Floor Storage/Staff	104.5 sq m	1,125 sq ft

PRICE

Offers are invited in the region of **£425,000** for the freehold interest.

LEASE

Alternatively the property is available by way of a new lease at **£40,000 per annum** exclusive.

RATES

Rateable Value (2017)	£56,000
No rates will be payable until 1 st April 2021 under the current UK government guidelines.	

VIEWING

Strictly by appointment via:
ROBERT ALSTON (07768 650446)

EPC

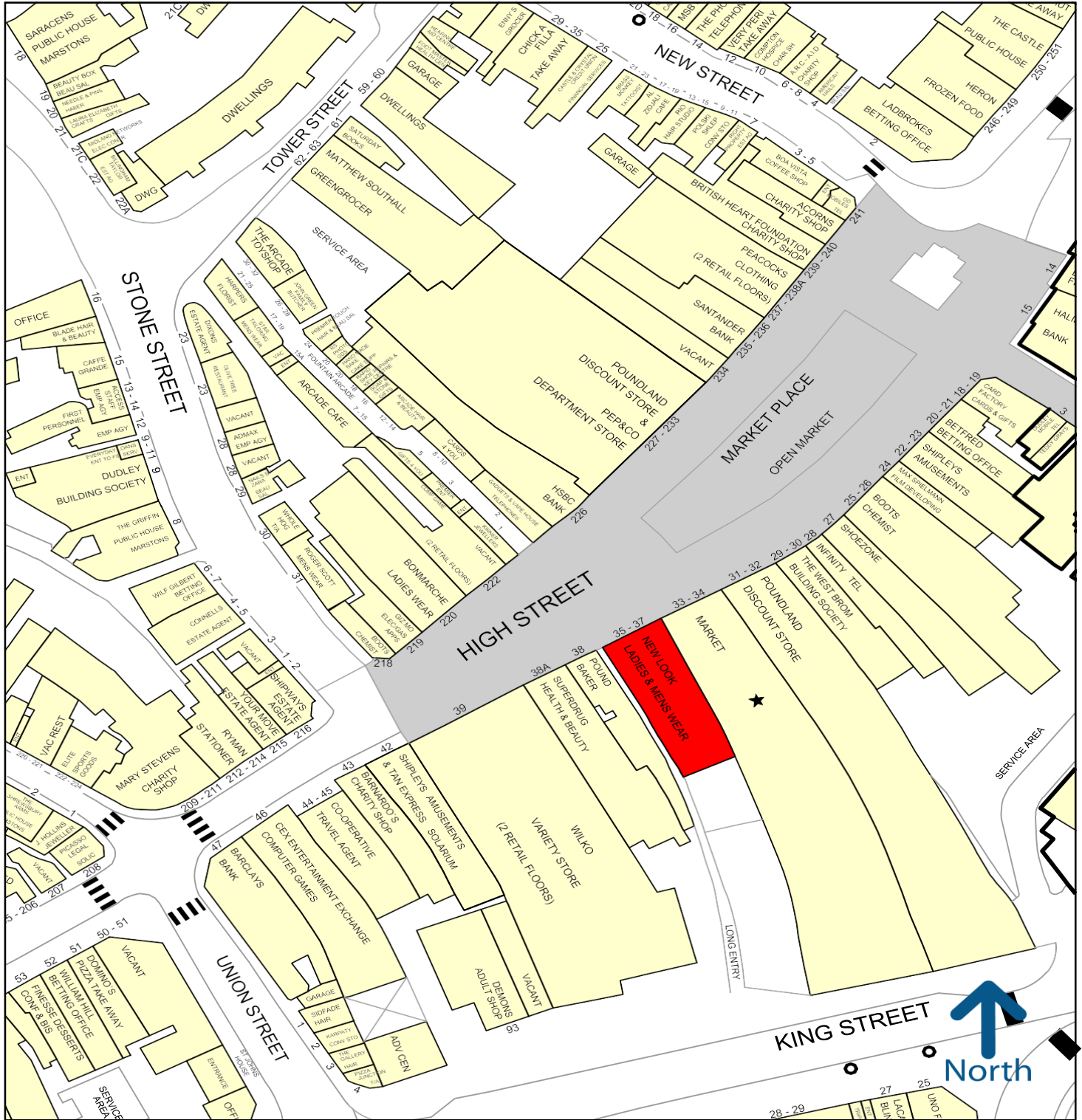
A copy of the Energy Performance Certificate is available on request

DUDLEY

35-37 HIGH STREET, DY1 1PJ.



ROB ALSTON
RETAIL



1. Whilst every care is taken in the preparation of these particulars Rob Alston Retail Ltd and the vendor/lessor take no responsibility for any error, misstatement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and employees of the Agent's firm have no authority to make any representation or warranty in relation to the property. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.