



Unit 1, 79a Russells Hall Road, Dudley, DY1 2JW

TO LET

RETAIL & LEISURE

Size
321 sq ft (30 sq m)

Rent
£11,000

Location

The premises are located on Russells Hall Road, close to its junction with Middlepark Road, approximately 1 mile west of Dudley town centre. The property is situated within a small parade that includes a convenience store, gift shop, barbers and takeaway. The immediate surrounding area is predominantly residential providing a large catchment.

Description

The property comprises a single storey, ground floor lock up shop that has traded as a hairdressers and would suit a similar use or alternative uses. The property is currently undergoing refurbishment.

Accommodation

Shop 321sq.ft 29.9sq.m

Kitchen 31sq.ft 2.88sq.m

Rent

£11,000 per annum, exclusive

Lease

A new lease for a term to be agreed on an effective full repairing and insuring basis.

Rateable Value

Rateable Value £7,000

EPC

EPC = D (81)

Viewing

Strictly by appointment with Michael Tromans & Co 01902 425646

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