

CASTLEGATE LEISURE PARK

CASTLEGATE WAY, DUDLEY DY1 4TA

RETAIL/RESTAURANT UNIT TO LET
3,561 SQ FT (330.8 SQ M)

PART OF
ESTABLISHED
LEISURE SCHEME
ANCHORED BY
A 14 SCREEN
MULTIPLEX
CINEMA



LOCATION

Located 9 miles west of Birmingham city centre and just under a mile from Dudley town centre, Castlegate Leisure Park enjoys a prime location off the Castle Gate island. The site is easily accessible via the A461 and A4037 roads, which connect to the M5 motorway, Birmingham, and the surrounding area. The park's accessibility is further enhanced by its proximity to Junction 2 of the M5, which is less than 3 miles away. Although the leisure park is within walking distance of Dudley town centre, it is also well-served by various bus routes, improving connectivity between the town centre and the park.



DESCRIPTION

The restaurant unit comprises a modern purpose-built ground floor restaurant unit with large open terrace to the front and immediately adjacent to the cinema, and car park entrance. Castlegate Leisure Park benefits from a total of 760 shared surface car parking spaces.



SCHEME

Castlegate Leisure Park is Dudley's premier leisure destination, featuring a wide range of national restaurant chains such as Chiquito, Nando's, and Pizza Hut. The park is anchored by a 14-screen Showcase Cinema, which is the only cinema in Dudley. Additionally, the presence of Bowlplex further boosts foot traffic, solidifying Castlegate as Dudley's leading leisure hub.



- ◆ FORMER FRANKIE & BENNY'S RESTAURANT WITH A3 PLANNING CONSENT
- ◆ ESTABLISHED LEISURE SCHEME, DOMINANT IN ITS CATCHMENT
- ◆ SHARED 760 SPACE SURFACE CAR PARK



ACCOMMODATION

The property comprises the following approximate floor area:

1. **Ground Floor GIA - 3,949 sq ft (367 sq m)**
2. **Plus outside seating area**

(These measurements are given as an indication only and prospective tenants are advised to undertake their own measurements of the property prior to contract).

PLANNING

The property benefits from A3 planning consent and, under emerging legislation, comes under the new E Use Class which combines the former A1, A2, A3 and D1 use classes). There is potential for alternative uses, subject to planning and landlord's consent.

RATEABLE VALUE

Rateable Value: £84,000 pa. The current UBR is 55.5p equating to rates payable of £46,620 pa. However, all interested parties are advised to make specific enquiries with the local billing authority.

TERMS

The property is available by way of a new lease for a term of 10+ years subject to an initial rent of £85,000 pa.

SERVICE CHARGE

The service charge for the year ending 31st December 2025 is £12,780.55 pa.

EPC

The property has a rating of C (68). A copy of the EPC can be made available upon request.

VAT

VAT is applicable at the prevailing rate.



FOR FURTHER INFORMATION:

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