



hexagon™
commercial property



- BUSY SHOPPING CENTRE
- MODERN ACCOMODATION
- HIGH FOOTFALL
- SUITABLE FOR A NUMBER OF USES (STP)

RETAIL

1,452 SqFt (135 SqM)

POA

3 Birdcage Walk, Dudley, DY2 7AE

TO LET



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Description

The prominent retail premises forms part of the external area of Churchill Shopping Centre and consists of open plan ground floor sales area along with an additional room off this and access at the rear for deliveries. Stairs lead to first floor which can be utilised as either storage or further sales space.

Location

Dudley is a large town in the West Midlands, located 6 miles south-east of Wolverhampton and 10.5 miles north-west of Birmingham. The town has a population of approximately 80,000 and is the administrative centre for the borough. Birdcage Walk is prominently located adjacent to The Churchill Shopping Centre, the prime covered shopping centre in the town, which strategically connects Castle Street and the central bus station which is situated adjacent.

Accommodation

Ground floor and first floor sales of 1,452 SqFt (135 SqM) with kitchenette and WC on first floor.

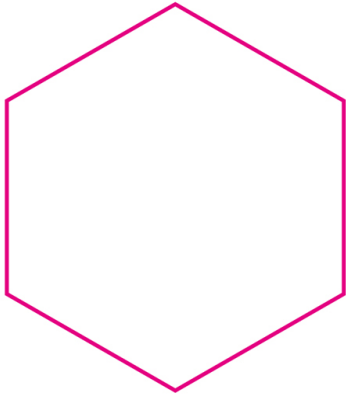
Rates

Rates Payable - £5,000

It is understood that this property will benefit from 100% small business rate relief, however confirmation should be sort from the relevant government authority.

Terms

The premises are offered by way of a new effective FRI lease on terms to be agreed.



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