Churchill

SHOPPING CENTRE

TO LET

Town Centre retail premises

- Anchored by Home Bargains & Iceland
- Prime Town Centre retail location

LONDON & CAMBRIDGE PROPERTIES

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www.lcpproperties.co.uk

Churchill Shopping Centre, Dudley, West Midlands. DY2 7BJ

www.thechurchillshoppingcentre.co.uk

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0121 643 9337

johnsonfellows.co.uk

The Churchill Shopping Centre is a 130,000 sq.ft enclosed centre, located just off Castle Street, the principle retail street in Dudley. The centre is anchored by Home Bargains and Iceland, other retailers include Virgin Media, Holland and Barrett, Brighthouse, Bodycare, Thomson, Warren James and Perfect Home.

The centre is adjacent to the central bus station. Short and long stay car parks are also with easy walking distance. Dudley is 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.

RENT & RATES
Available on application.

SERVICE CHARGE
All units in this development participate in a service charge scheme.

INSURANCE
The Landlord will insure the premises the premiums to be recovered from the tenant.

SERVICES
Main services are available.

ENERGY PERFORMANCE
Further information available upon request.

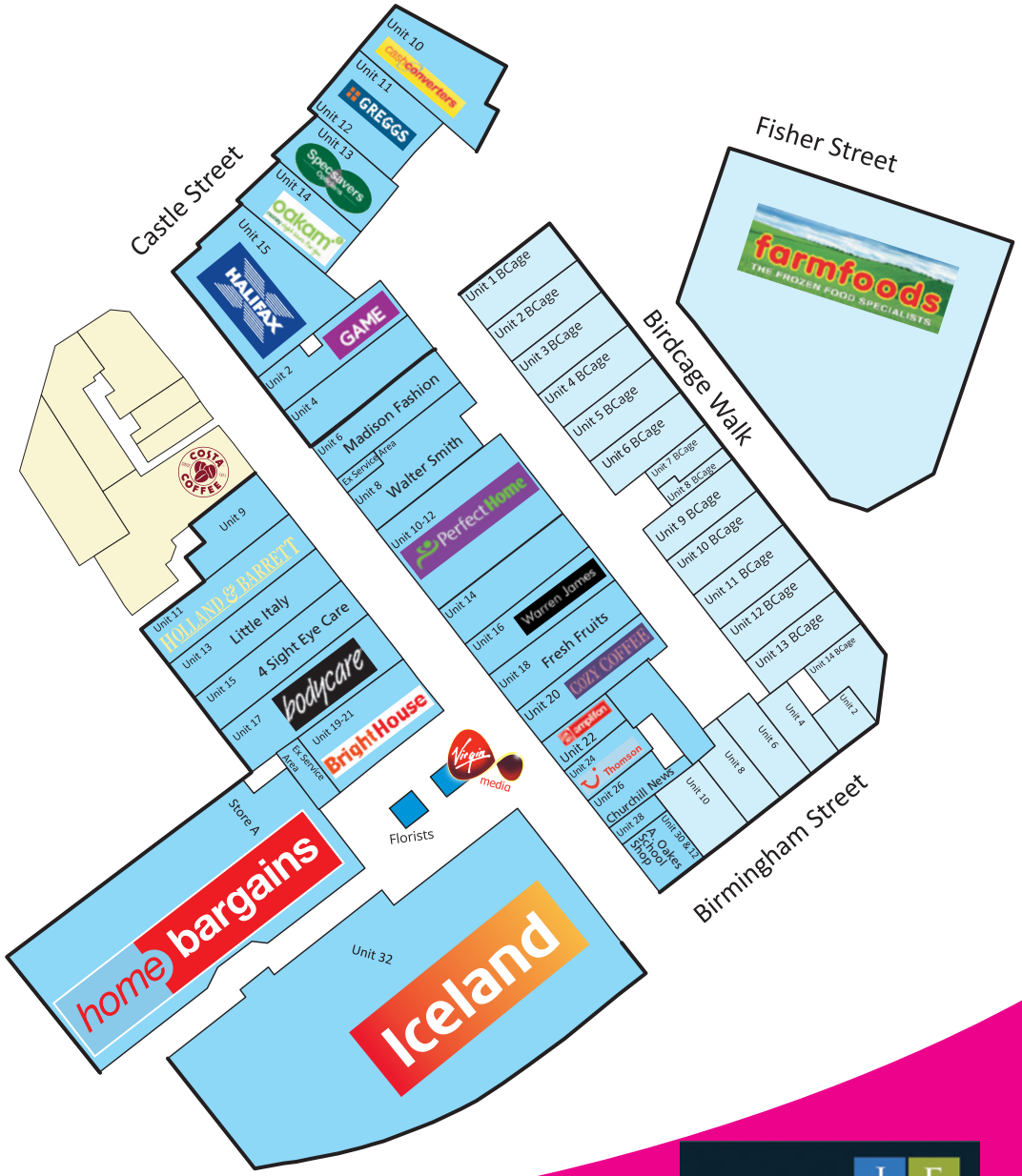
PLANNING
It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

REFERENCES & LEGAL COSTS
The granting of a lease will be subject to satisfactory references and accounts. Each party is responsible for their own legal costs in connection with the granting of a lease.

AREAS (approx. NIA)

Unit	Ground Floor	First Floor	Total	Rent per annum*
Unit 6	880 sq.ft (81 sq.m)	964 sq.ft (89 sq.m)	1,844 sq.ft (171 sq.m)	£30,000
Unit 9	852 sq.ft (79 sq.m)	681 sq.ft (63 sq.m)	1,533 sq.ft (142 sq.m)	£23,000
Unit 14	1,269 sq.ft (117 sq.m)	870 sq.ft (81 sq.m)	2,020 sq.ft (188 sq.m)	£30,000
Unit 28	133 sq.ft (12 sq.m)	193 sq.ft (18 sq.m)	326 sq.ft (30 sq.m)	£8,000

*Rents quoted are exclusive of VAT. Ingoing tenants are liable for service charge, insurance, business rates, utilities and other operational business costs.



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