

# DUDLEY

## UNIT L43 MERRY HILL SHOPPING CENTRE

### PRIME SHOP TO LET By way of a New Sublease

#### LOCATION

The unit occupies a prime trading location being adjacent to **H Samuel** and directly opposite **Marks & Spencer**. Nearby multiple retailers include **Ann Summers, Quiz, WH Smith, Ed's Diner, Primark, River Island, Ernest Jones, Deichmann** and **Holland & Barrett**.

#### ACCOMMODATION

The premises are arranged on ground floor only with the following approximate areas and dimensions:-

Internal width	26'10"	8.18m
Built depth	98'10"	30.13m
Ground floor area	2,383 sq ft	221.38 sq m
Ground floor office	37 sq ft	3.43 sq m
Ground floor staff	156 sq ft	14.49 sq m

#### LEASE

The property is to be made available by way of a new effective full repairing and insuring underlease for a maximum term to expire on 25 September 2024, subject to an upward only rent review on 29 September 2019, at a commencing rental of **£125,000** (one hundred and twenty five thousand pounds) p.a.x.

#### ASSESSMENTS

Enquiries with the Valuation Office indicate the premises are assessed for rating purposes as follows:-

Rateable Value	£106,000
UBR 2018/2019	49.3p
Rates Payable 2018/2019	£52,258

For verification purposes prospective tenants are advised to make their own enquiries with Dudley Metropolitan Borough Council (0300 555 8000).

#### SERVICE CHARGE

We have been advised by our clients that the service charge for the current year is **£29,156** plus VAT.



#### PHOTOGRAPHS/PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference rather than fact.

#### EPC

The property has a rating of C64. A certificate and recommendations are available on request.

#### VAT

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

#### LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

#### VIEWING

By appointment through:-

Hugh Ockleston  
Ockleston Bailey  
**Tel: 01244 403444**  
**E-mail: hugh@ocklestonbailey.co.uk**

Or our joint agent:

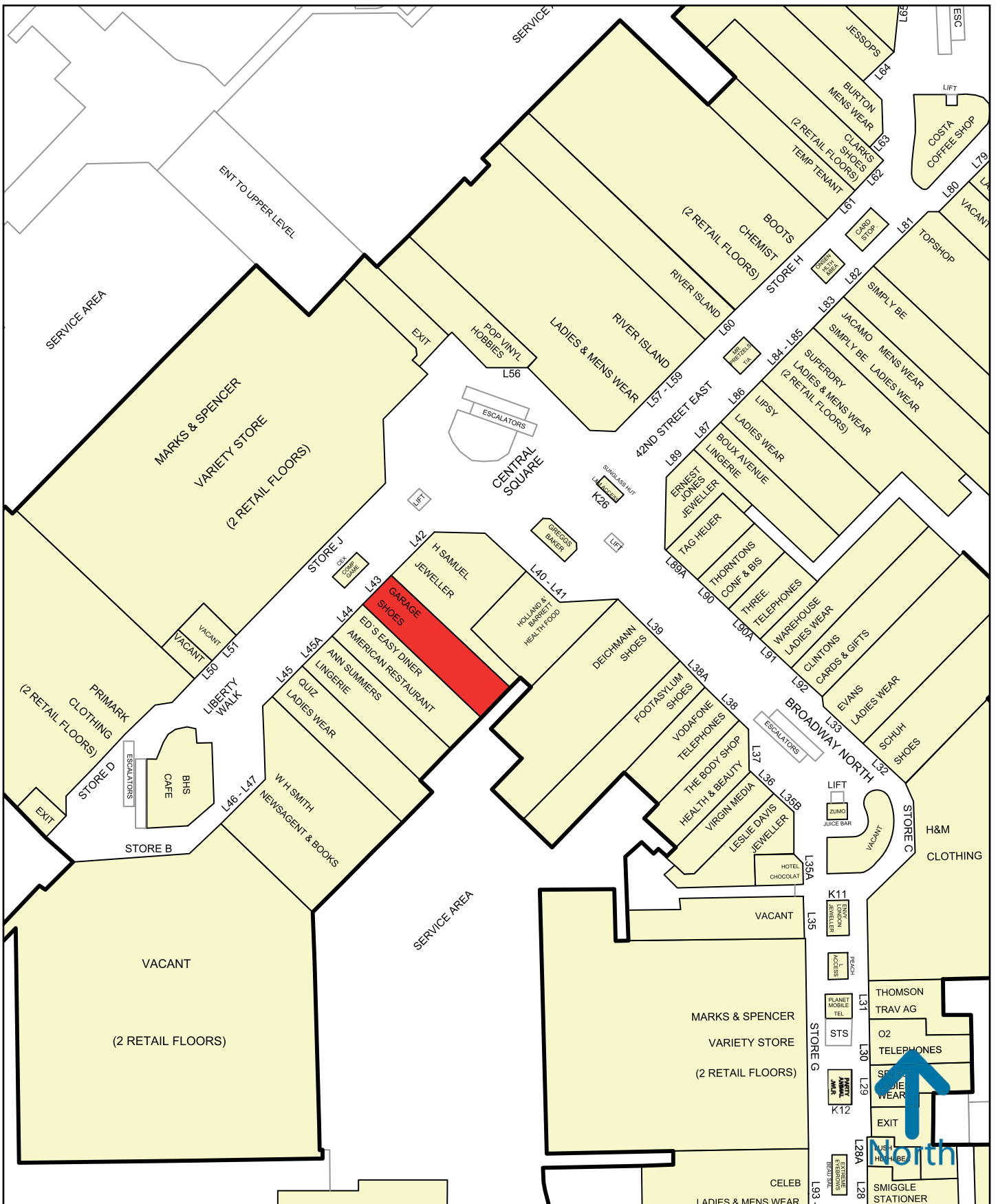
Will Mabbett  
Harper Dennis Hobbs  
**Tel: 0207 462 8704**  
**Email: willmabbett@hdh.co.uk**

#### SUBJECT TO CONTRACT

HWO/eaw/rev120517

**Tel: 01244 403444**

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33/37 Watgate Row  
Chester  
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