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ROBERTSON  BROWN

## PROMINENT ROADSIDE RETAIL UNIT TO LET



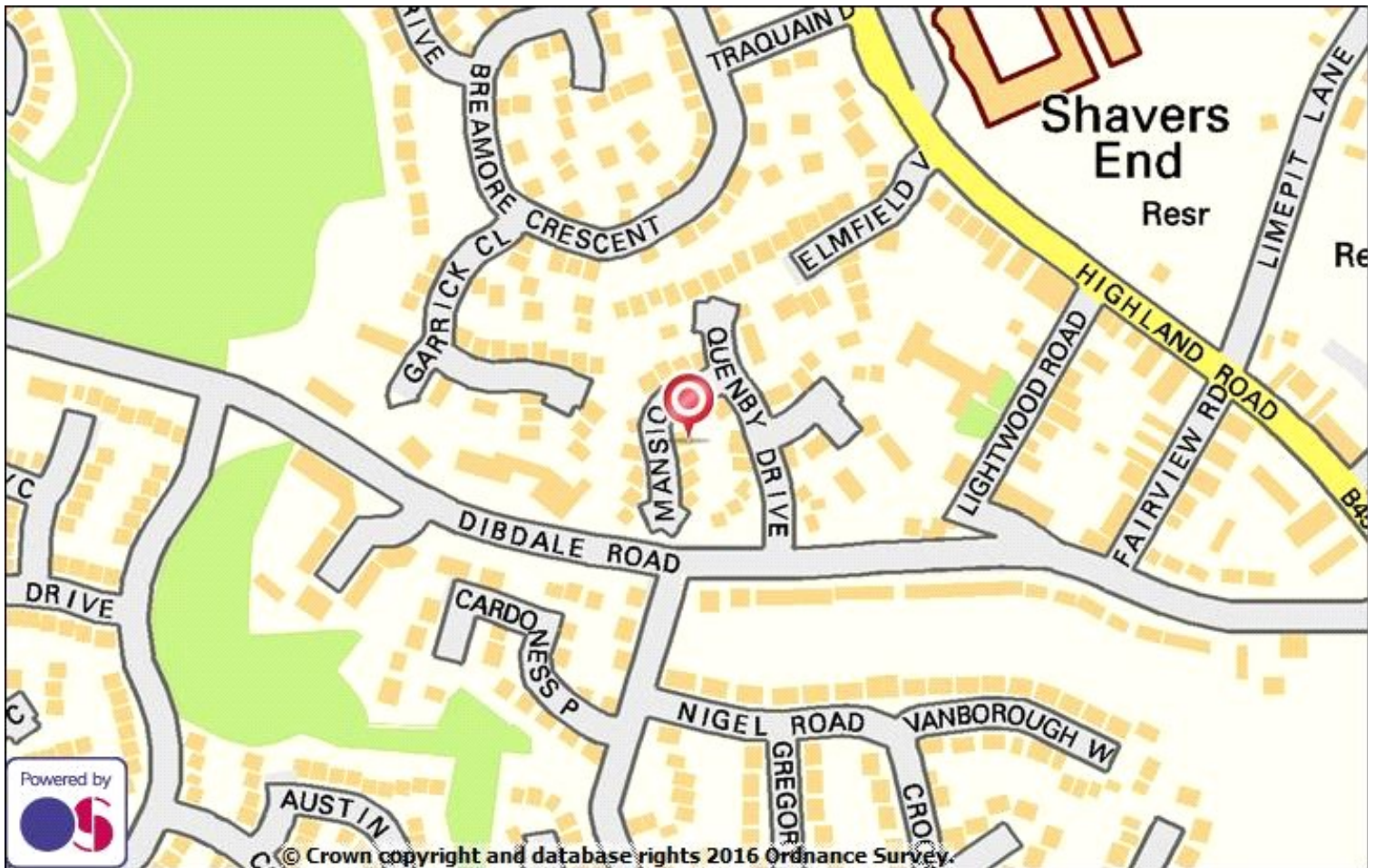
**115 Dibdale Road, Dudley, DY1 2GY**

### FEATURES

- 1 Standalone retail unit within residential area
- 1 Quoting rental of £24,000 per annum
- 1 Viewing by appointment only
- 1

### CONTACT

**Mr Dominic Brown**  
dominic@robertsonbrownuk.com  
0121 503 2132



## LOCATION

The unit occupies a prominent roadside position on Tividale Road, approximately 2 miles from Dudley Town Centre. Nearby retailers include a local pub, Co-operative Supermarket and Lloyds Pharmacy.

## ACCOMMODATI...

The property is arranged over ground only and offers the following approximate dimensions and net internal floor areas:

GROUND FLOOR SALES 145.53 sq m (1,566 sq ft)

## TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a quoting rental of £24,000 per annum.

## LEGAL COSTS

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

EPC available upon request.

## RATING INFORMATION

We have been advised by the local rating authority that the current rating assessment is as follows:

RATEABLE VALUE £19,500  
RATES PAYABLE £9,009

Misrepresentation Act 1967: Whilst all information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate.