

RAPLEYS

TO LET Prominent Retail Unit

rapleys.com
0370 777 6292

Unit 4, Port West Retail Park, Waterfront Way
Brierley Hill, West Midlands DY5 1LL

CONTACT **Mike Bumford**
07788 412168 | michael.bumford@rapleys.com



Last remaining unit 95.20 sq m
(1,025 sq ft)

A1/E class non food retail
consent

Close to Dudley town centre and
the major retail hub of Merry
Hill shopping centre

Prominent frontage to both
Dudley Road and Waterfront
Way

Nearby occupiers include **Aldi**,
B&M Bargains, **Bed World**,
Burger King, **Dreams**,
Middletons Mobility,
Travelodge and **Wickes**

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Location

The property is located about 0.5 mile from Dudley town centre and an equal distance from the 139,353.40 sq m (1,500,000 sq ft) Merry Hill Shopping Centre which is recognised as one of the largest in the country and is a major draw to the location.

The property is prominently situated on the roundabout linking Dudley Road (A461), John Street (B4180) and Waterfront Way. The site is in close proximity to a **Travelodge** and **Aldi** and it is directly opposite The Landmark, a prestigious development of 181 residential units by **Seven Capital**, vastly improving the footfall.

Description

The park comprises a **Burger King** drive-thru unit, **Enterprise Rent-A-Car** and three retail warehouse units let to **Bed World**, **Dreams**, **Middletons Mobility** and **Rexel UK Limited**, leaving only one unit remaining.

Accommodation

	Sq m	Sq ft	Status
Unit 4	95.20	1,025	Available

The property comprises the following approximate floor areas:

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

Leasehold. The unit is available by way of a new lease for a term of years to be agreed.

Terms

Upon application.



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Planning

Unit 4 benefits from open A1 (non food) planning consent., now included in Use Class E. Interested parties should make their own enquiries by contacting Dudley Metropolitan Borough Council on 01384 814 136.

Rating

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on the [Government website](#).

Energy Performance

Energy Performance Asset Rating: TBC.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment with the sole agent.

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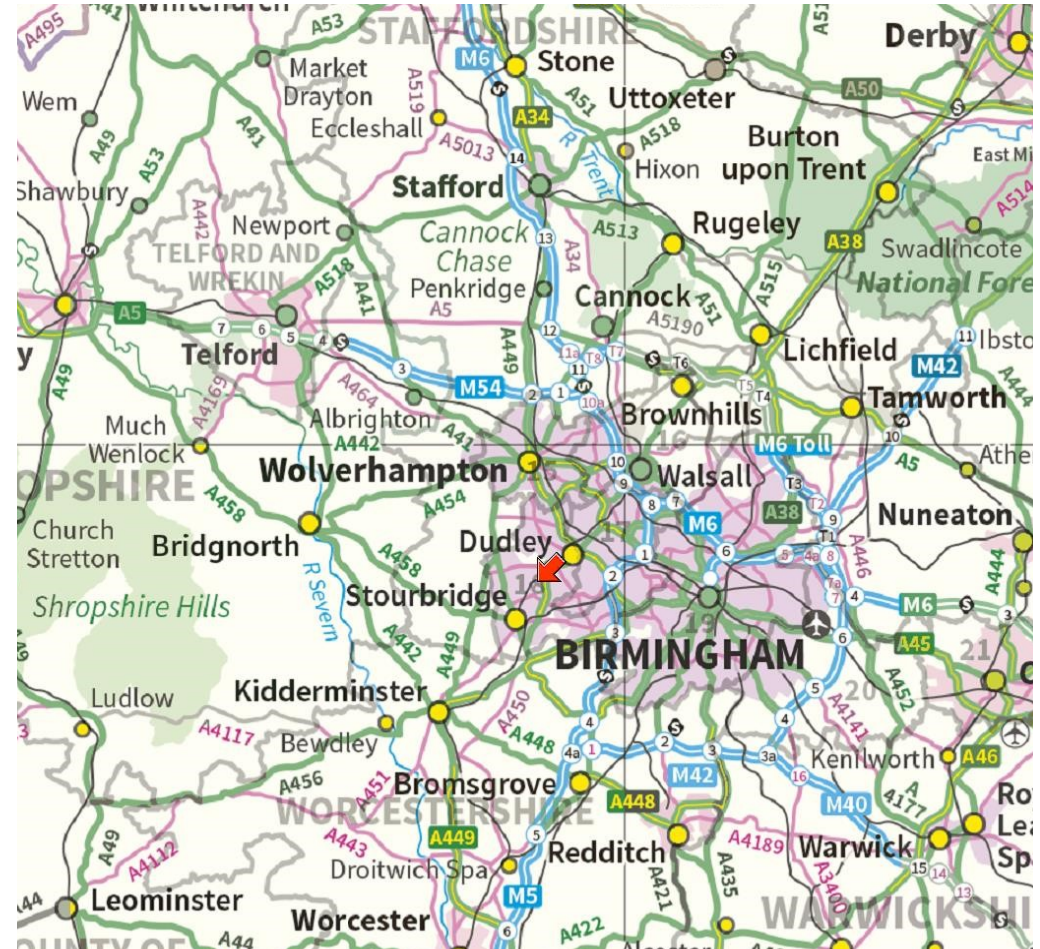


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