



Unit 1, 79a Russells Hall Road, Dudley, DY1 2JW

## TO LET

RETAIL & LEISURE

**Size**  
321 sq ft (30 sq m)

**Rent**  
£11,000

## Location

The premises are located on Russells Hall Road, close to its junction with Middlepark Road, approximately 1 mile west of Dudley town centre. The property is situated within a small parade that includes a convenience store, gift shop, barbers and takeaway. The immediate surrounding area is predominantly residential providing a large catchment.

## Description

The property comprises a single storey, ground floor lock up shop that has traded as a hairdressers and would suit a similar use or alternative uses. The property is currently undergoing refurbishment.

## Accommodation

Shop 321sq.ft 29.9sq.m

Kitchen 31sq.ft 2.88sq.m

## Rent

£11,000 per annum, exclusive

## Lease

A new lease for a term to be agreed on an effective full repairing and insuring basis.

## Rateable Value

Rateable Value £7,000

## EPC

EPC = D (81)

## Viewing

Strictly by appointment with Michael Tromans & Co 01902 425646

## Additional Images



