LEISURE, RETAIL | TO LET

VIEW ONLINE



UNIT 43 THE WATERFRONT, BRIERLEY HILL, DUDLEY, DY5 1XJ

540 SQ FT (50.17 SQ M)

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Retail / Leisure Unit within Waterfront Complex, Home to a Variety of Retail, Leisure and Office Occupiers.

- Home to a number of F&B, Retail and Leisure Occupiers
- Short Walk to Merry Hill Shopping Centre
- Extensive Free Car Parking
- 24 Hour On-Site Security
- Approximately 4,000 Employees
- Suitable for a Variety of Uses





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DESCRIPTION

Waterfront is a mixed use destination offering dining, leisure and nightlife. Discover everything from local flavours and family businesses, to award winning coffee, bottomless brunch, leisure, events and so much more. The site benefits from ample car parking, as well as 24 hour security.

The units occupy a prime position with prominent glazed frontage direct to the main thoroughfare of the development. Unit 43 comprises a former cafe unit, fitted with tiled flooring, kitchen and extraction ducting.

Other nearby occupiers include The Dockworks, Wetherspoons, Dr Eamers Distillery Bar, Indian Tavern, Fitness Studio 46 and Ten Steps Coffee Lounge.

https://yourwaterfront.co.uk/





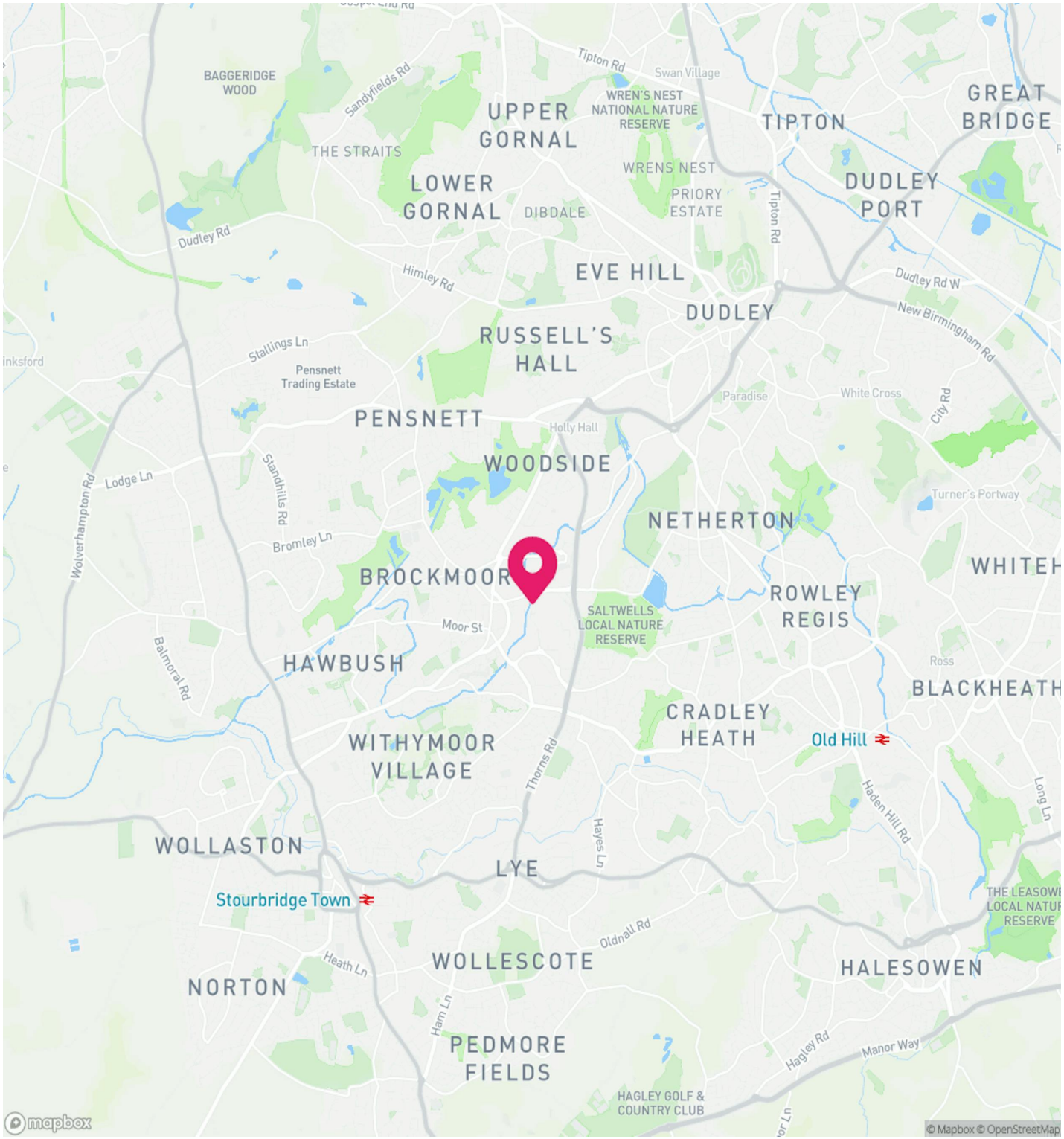
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LOCATION

The spectacular Waterfront complex is located fronting the Dudley Canal and is adjacent to Merry Hill Shopping Centre, which provides 1.8m square feet of retail and leisure space.

The Waterfront itself comprises 440,000 square feet of office, retail and leisure accommodation, home to both public and private occupiers. The site benefits from circa 4,000 employees daily and 1,500 free car parking spaces.

Brierley Hill is located within close proximity to Dudley Town Centre, with Birmingham City Centre approximately 13 miles East.



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AVAILABILITY

Name	sq ft	sq m	Rent	Availability
Unit - Unit 43	540	50.17	£7,500 /annum	Available
Total	**540**	**50.17**		

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TERMS

The property is available to let on a new lease for a term of years to be agreed at £7,500 per annum exclusive.

BUSINESS RATES

The property qualifies for small business rates relief, subject to tenants eligibility for exemption.
2026 Rateable Value - £5,300

VAT

We understand that the premises are elected for VAT and it will be applicable on all charges under the lease.

PLANNING PERMISSION

We understand that the property benefits from Planning Consent under Use Class E.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

A Copy of the EPC is available upon request.

AVAILABILITY

The premises are available for occupation immediately upon completion of legal formalities

SERVICE CHARGE

All tenants within the development are liable for the payment of a service charge, as contribution to all communal elements of the estate such as maintenance, upkeep and security.

Unit 43: £1,428.22 per annum

RENT

£7,500 per annum

POSSESSION

The property is immediately available following the completion of legal formalities.

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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