

## Dudley Trident Shopping Centre West Midlands DY1 1QJ

- **Busy Town Centre Covered Shopping Centre Investment**
- Let on the basis of 34 leases/licences plus car park income
- Anchor tenant B&M Retail on a lease renewal expiring 2027
- Only covered car park in Dudley managed directly by the Landlord
- Long term strategic development/asset management opportunities
- Current Gross Rent Reserved  
**£711,085 pa**



### Tenure

Freehold.

### Location

Dudley is a strategic town in the densely populated West Midlands conurbation and is approximately 10 miles west of Birmingham city centre. It lies within the Dudley Metropolitan Borough and is recognised as its administrative centre. The town is well located for access to the national motorway network, with Junction 2 of the M5 Motorway lying 4 miles to the south-east, via the A4123. Plans are approved for a new Metro Station connecting Dudley to Birmingham city centre.

The property forms a major part of the town centre and includes the only covered car park with 176 spaces in total.

### Description

The property provides car parking, shopping and office accommodation of 11,890 sq m (128,000 sq ft) in all, on a site of some 2.03 acres (0.82 hectares).

### Tenancy

The property is let on the basis of 34 agreements, as set out in the schedule in the legal pack, along with 21 annual car park licences and daily car park income. The gross rent on publication is £711,085 per annum.

The figures will be reconfirmed prior to the auction.

The majority of the leases include service charge provision, as set out in the legal pack.

### VAT

VAT is applicable to this lot.

### Documents

The legal pack is available at  
<https://datarooms.alltop.co.uk/register/dudley>

### Asset Management Opportunities

These include residential conversion of the office accommodation, enhancing income through further lettings of shops, offices and roof space and the longer term redevelopment of the entire site.

### Energy Performance Certificate

For EPC Ratings please refer to the legal pack.

### Viewings

There will be block viewings held prior to the auction. If you would like to attend you must register with us in advance. Please email [viewings@alltop.co.uk](mailto:viewings@alltop.co.uk) with the name and mobile number of each party wishing to attend. In the subject box of your email please enter **Lot 104 Dudley**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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