

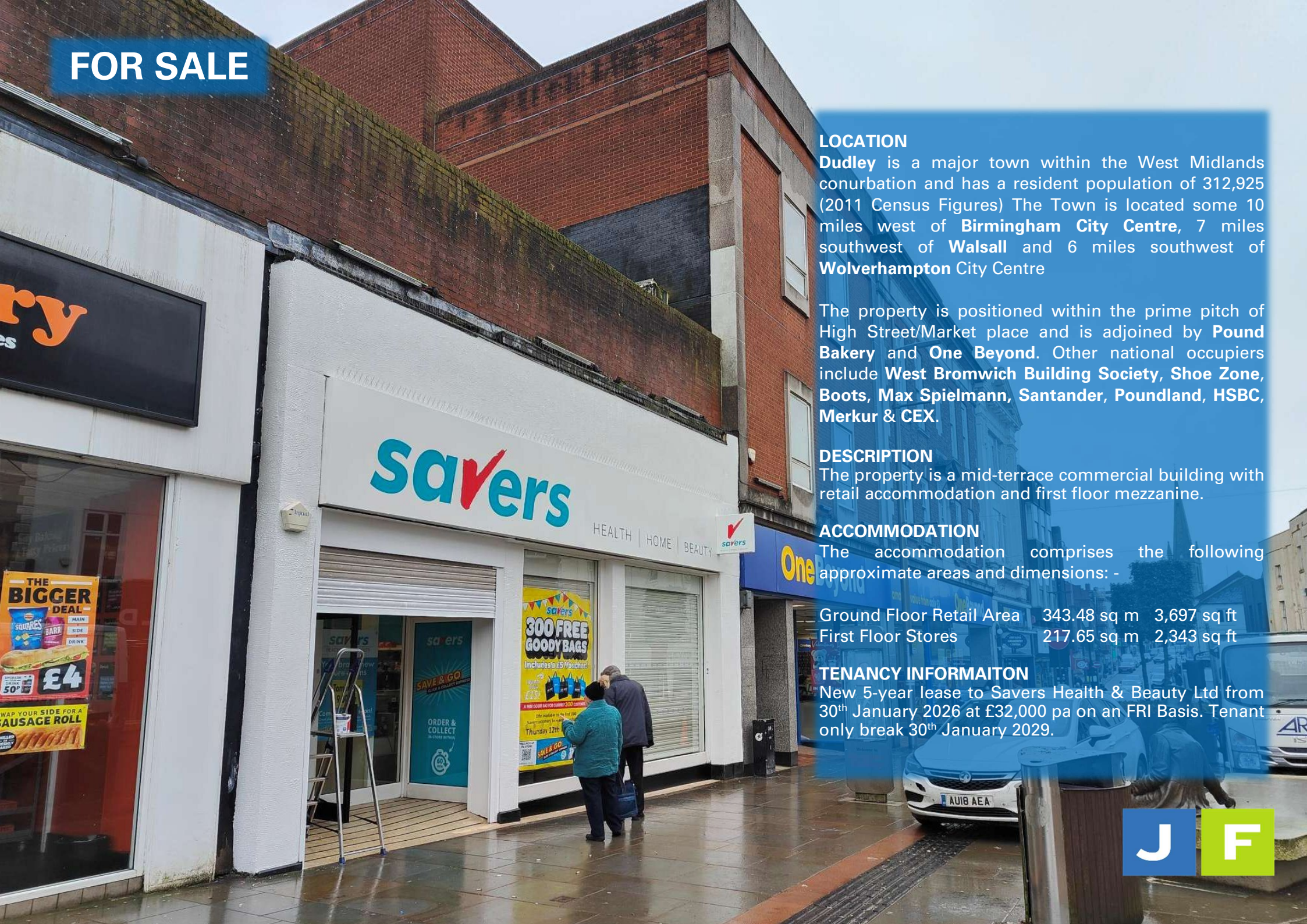
FOR SALE

DUDLEY
38a High Street
DY1 1PN

- New lease to Savers Health & Beauty Limited providing a 5 year term from 30th January 2026.
- Annual rental income £32,000 per annum
- Prime position within Dudley.
- Site currently undergoing a full refit.

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FOR SALE



LOCATION

Dudley is a major town within the West Midlands conurbation and has a resident population of 312,925 (2011 Census Figures) The Town is located some 10 miles west of **Birmingham City Centre**, 7 miles southwest of **Walsall** and 6 miles southwest of **Wolverhampton City Centre**

The property is positioned within the prime pitch of High Street/Market place and is adjoined by **Pound Bakery** and **One Beyond**. Other national occupiers include **West Bromwich Building Society**, **Shoe Zone**, **Boots**, **Max Spielmann**, **Santander**, **Poundland**, **HSBC**, **Merkur** & **CEX**.

DESCRIPTION

The property is a mid-terrace commercial building with retail accommodation and first floor mezzanine.

ACCOMMODATION

The accommodation comprises the following approximate areas and dimensions: -

Ground Floor Retail Area	343.48 sq m	3,697 sq ft
First Floor Stores	217.65 sq m	2,343 sq ft

TENANCY INFORMATION

New 5-year lease to Savers Health & Beauty Ltd from 30th January 2026 at £32,000 pa on an FRI Basis. Tenant only break 30th January 2029.



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PURCHASE PRICE

Offers over £375,000 invited reflecting a net initial yield of 8.21%.

The property is elected for VAT

COVENANT INFORMATION

Savers Health and Beauty Ltd, company Number 02202838 retailer of health, home and beauty products. For the year ending 28th December 2024 reported turnover of £791m, a pre-tax profit of £70m, shareholders' funds of £159m and a net worth of £83.5m (Source: Experian 14/06/2026)

ENERGY PERFORMANCE CERTIFICATE

D-76 Expiring Dec 2035

LEGAL COSTS

Each party shall be responsible for its own legal costs incurred in the transaction.

VIEWING

All viewings by prior appointment with this office:

CONTACT

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SUBJECT TO CONTRACT



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