

# SHOP UNIT TO LET

20 The Moor Centre,  
Brierley Hill, DY5 3AH



## LOCATION

Brierley Hill is a principal centre within the densely populated Borough of Dudley in the West Midlands. The town is located approximately 7 miles south of Wolverhampton, 4 miles north of Stourbridge and 10 miles west of Birmingham City Centre.

## DESCRIPTION

The property is situated within The Moor Shopping Centre located in Brierley Hill. Retailers within the scheme include **Iceland, Boots, Superdrug, Barnardo's** and **Card Factory**. The property is situated in a prominent corner position fronting the main square adjacent to **Alan Warwick Butchers**.

## ACCOMODATION

The premises comprise of the following approximate floor areas:

<b>Ground Floor Sales:</b>	<b>105.62m<sup>2</sup></b>	<b>1,137 sq ft</b>
<b>Basement:</b>	<b>97.64m<sup>2</sup></b>	<b>1,051 sq ft</b>

## Tenure

The property is available by way of a new 10 year full repairing and insuring lease subject to 5 yearly upward only rent reviews.

## EPC

Energy Performance Asset Rating of the premises currently falls within category G (178).

A copy of the Energy Performance Certificate can be made available upon request.

## SERVICE CHARGE

There is an annual service charge of £3,437.35.

## RENT

**£25,000** per annum exclusive of rates, service charge and VAT

## RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

<b>RATEABLE VALUE</b>	<b>£19,250</b>
<b>(2017 Assessment)</b>	

We suggest that all interested parties should verify the above with the Local Authority, as transitional relief may be applied to Rates Payable.

## LEGAL COSTS

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

## VIEWINGS

Strictly by appointment with the Sole Retained Agents

**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT  
SUBJECT TO CONTRACT**

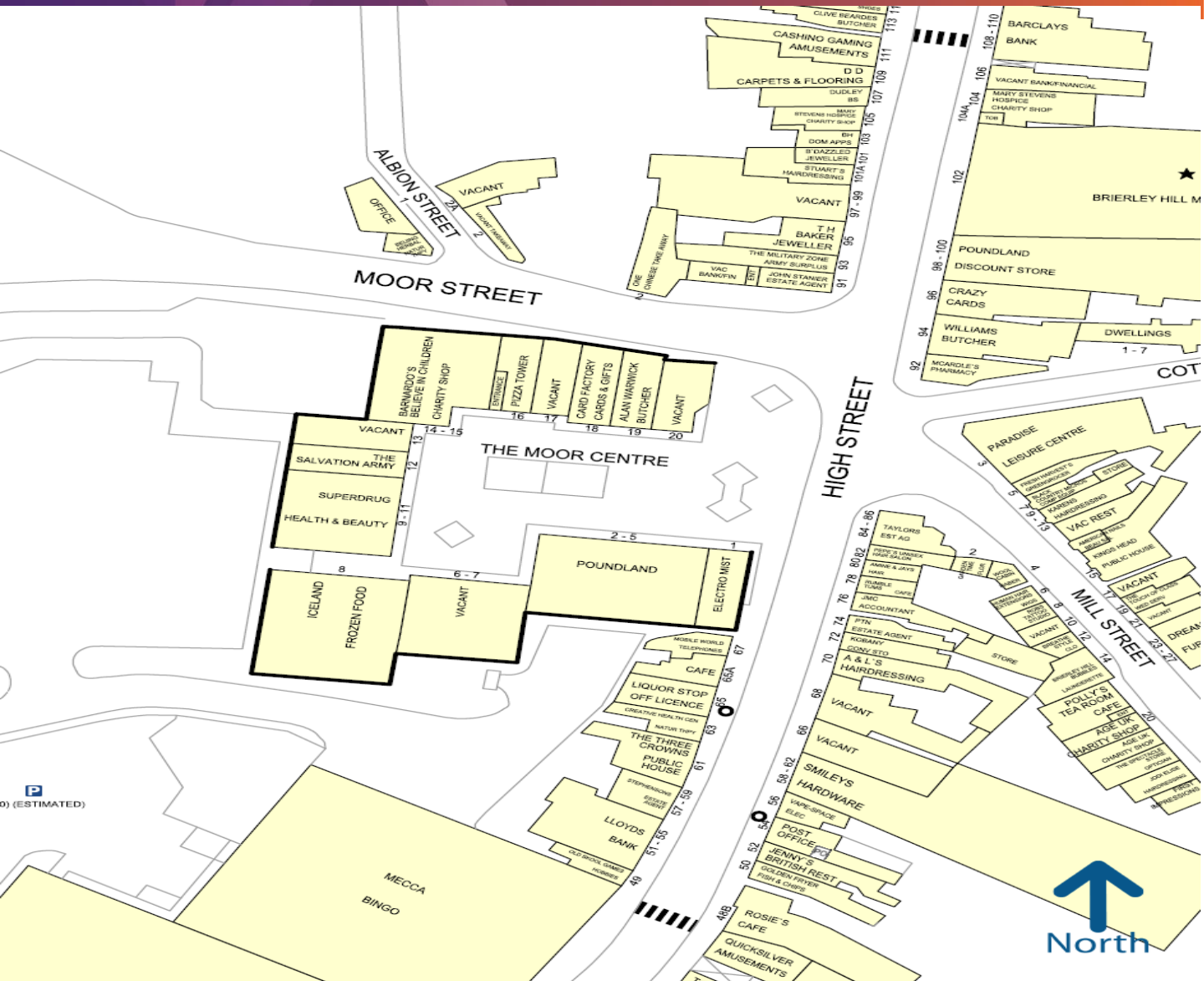
Details correct at the time of print November 2017

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

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