

SHOP UNIT TO LET

6-7 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, Poundland, Boots, Savers** and **Card Factory**. The property is situated fronting the main square adjacent to **Iceland** and **Poundland**, close to the scheme's dedicated car park.

ACCOMODATION

The premises comprise of the following approximate floor areas:

Ground Floor Sales:	298.68m²	3,215 sq ft
First Floor:	312.89m²	3,368 sq ft

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 D (84).

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

SERVICE CHARGE

There is an annual service charge of £7,866.25.

RENT

£40,000 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:-

RATEABLE VALUE **£47,750**
(2017 Assessment)

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**

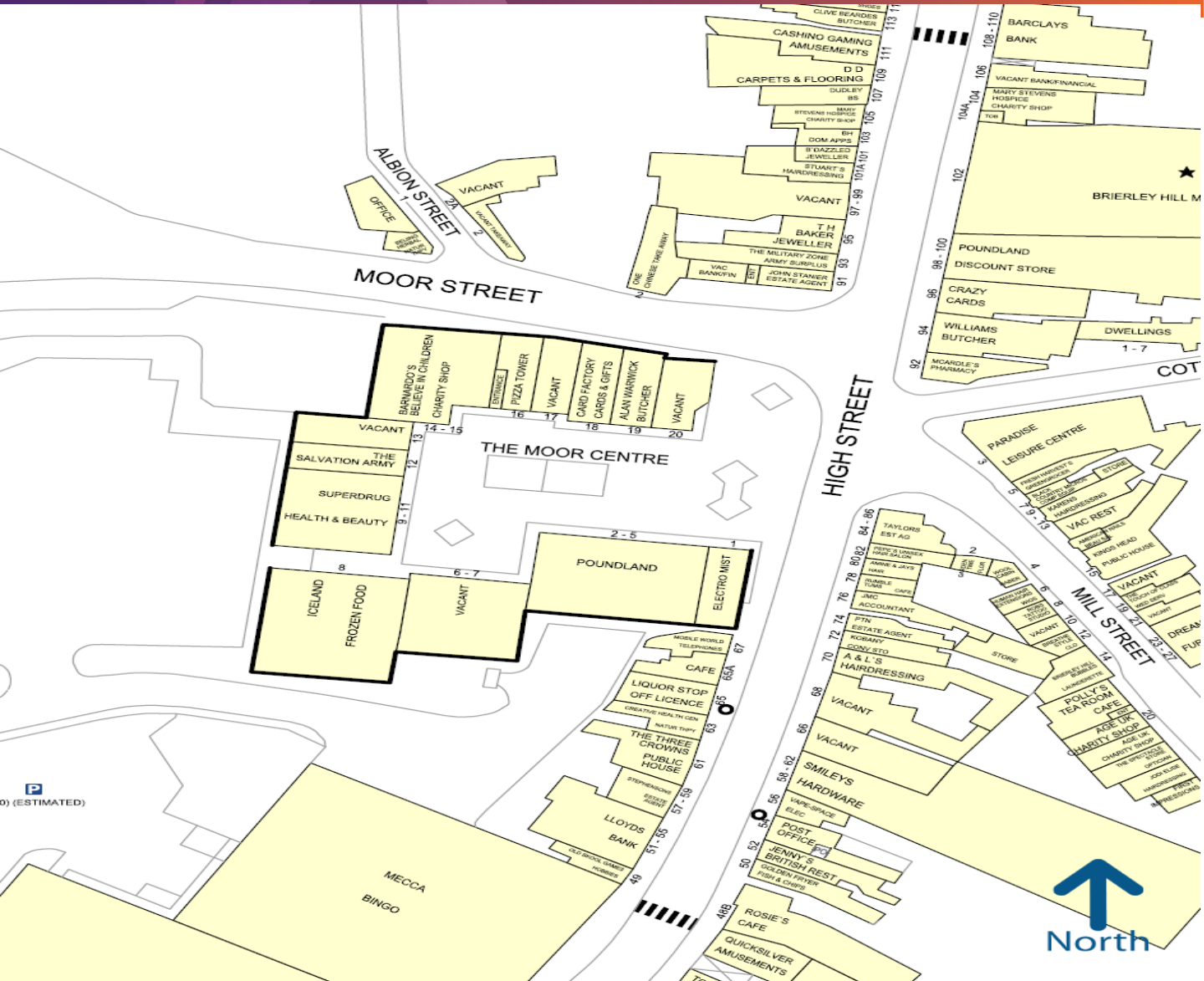
Details correct at the time of print November 2017


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