

# TO LET

## Unit 4, 6 Unity Walk, Tipton Centre, Tipton, DY4 8QL



### LOCATION

Tipton Centre fronts Owen Street and is situated opposite the junction with Wood Street, close to Tipton Train Station. The Centre is located 1 mile north of Dudley and benefits from over 16,000 vehicle movements per day.

### DESCRIPTION

Tipton Centre comprises a modern community Centre that consists of 28 retail units, along with first floor office suites and the local library. The Centre benefits from generous free car parking and a central square that hosts a weekly market along with other seasonal events.

Occupiers include a mix of local and national covenants including **Poundland, The West Brom and Bupa Dental Care.**

### ACCOMODATION

The premises comprises of a end of terrace retail unit with accommodation at ground and first floor levels and with appropriate staff facilities. The unit also benefits from access to a rear service yard for deliveries.

The premises comprise the following floor areas:

Ground Floor	60 sq m	645 sq ft
First Floor	62.82 sq m	676 sq ft
<b>NIA</b>	<b>122.82 sq m</b>	<b>1,321 sq ft</b>

### TENURE

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

### EPC

A copy of the EPC is available upon request.

### RENT, SERVICE CHARGE & BUILDING INSURANCE CONTRIBUTIONS

<b>Rent</b>	<b>£7,500</b> per annum.
<b>Service Charge</b>	<b>£3,700</b> per annum exc of VAT.
<b>Insurance</b>	<b>£521</b> per annum exc of VAT – to the end of June 2024.

### RATEABLE VALUE

The premises are listed with Sandwell Council and have a rateable value of **£4,750.**

Business rates payable are **£2,370pa**

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

### LEGAL COSTS

Each party to be responsible for their own legal costs.

### SECURITY

It is likely that the landlord will require a rental deposit and/or personal guarantee by way of security from the successful applicant.

### VAT

The unit has been elected for VAT purposes and so Vat will be applied to the rent.

### ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

### VIEWINGS

Strictly by appointment with the Sole Retained Agents.

SUBJECT TO CONTRACT



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