TO LET

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



I OCATION

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
NIA 122.82 sq m 1,321 sq ft

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

Rent £7,500 per annum.

Service Charge £3,700 per annum exc of VAT.

Insurance £521 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.



TO LET

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



CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

- these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- II. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property Consultants Ltd or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
- IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

For more information, please contact:

George Xydias Tel: 0121 400 0407 Mob: 07956 014510

Email: george@creative-retail.co.uk