

TO LET

Units 1 to 4 Trinity Centre,
Halesowen Road, Cradley Heath
B64 6HU



- **Generous free car park**
- **Prominent units**
- **Close to Greggs, KFC and Heron Foods**

LOCATION

Trinity Centre is a busy local shopping centre that fronts onto the busy Halesowen Road, lies close to the junction with Reddal Hill Road and is situated within the established West Midlands town of Cradley Heath.

DESCRIPTION

The properties are a series of retail units that offer accommodation over ground and first floors, and free car parking to the rear.

ACCOMODATION

The premises comprise of the following approximate floor areas:

Unit	Internal Width (Ft / M)	Ground Floor (Sq ft / Sq M)	First Floor (Sq ft / Sq M)	Total (Sq ft / Sq M)
1 Trinity Centre	17' 10" / 5.4M	551 sq ft / 52 sq m	272 sq ft / 25 sq m	833 sq ft
2 Trinity Centre	17' 10"	773 sq ft / 71.8 sq m	Not Accessible	773 sq ft
3 Trinity Centre	17' 10"	670 sq ft / 62 sq m	250 sq ft / 23 sq m	920 sq ft
4 Trinity Centre	18' 1"	735 sq ft / 68 sq m	250 sq ft / 23 sq ft	985 sq ft

It is possible to combine premises to create oner units. .

TENURE

The properties are available to let on a new fully repairing and insuring leases, terms to be agreed.

EPC

The Energy Performance Certificates can be made available upon request.

COSTS

Unit	Guide Rent	Service Charge	Rateable Value	Rates Payable
1 Trinity Centre	£7,000 pa	£1,200 pa	£5,900	£2,944 pa
2 Trinity Centre	£6,500 pa	£1,200 pa	£7,400	£3,692 pa
3 Trinity Centre	£6,500 pa	£1,200 pa	TBC	TBC
4 Trinity Centre	£6,500 pa	£1,200 pa	TBC	TBC

LEGAL COSTS

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

VAT

We understand that VAT is not payable on 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.

SECURITY

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

VIEWINGS

Strictly by appointment with the Sole Retained Agents

SUBJECT TO CONTRACT

CREATIVE RETAIL
PROPERTY CONSULTANTS

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