

TO LET

Owen Street, Tipton Centre,
Unity Walk, Tipton
DY4 8EZ



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 available premises comprise the following floor areas:

Address	Sq. ft.	Sq. M
6 Owen Street	789 sq. ft.	73.29 sq. m
7 Owen Street	874 sq. ft.	81.19 sq. m

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

Address	Rent (p.a. excl)	S/C	Insurance
6 Owen Street	£11,250	£1,800	£209.06
7 Owen Street	£12,000	£1,800	£201.67

RATEABLE VALUE

Address	Ratable Value	Rates Payable
6 Owen Street	£8,200	£4,092
7 Owen Street	£8,100	£4,042

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.

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



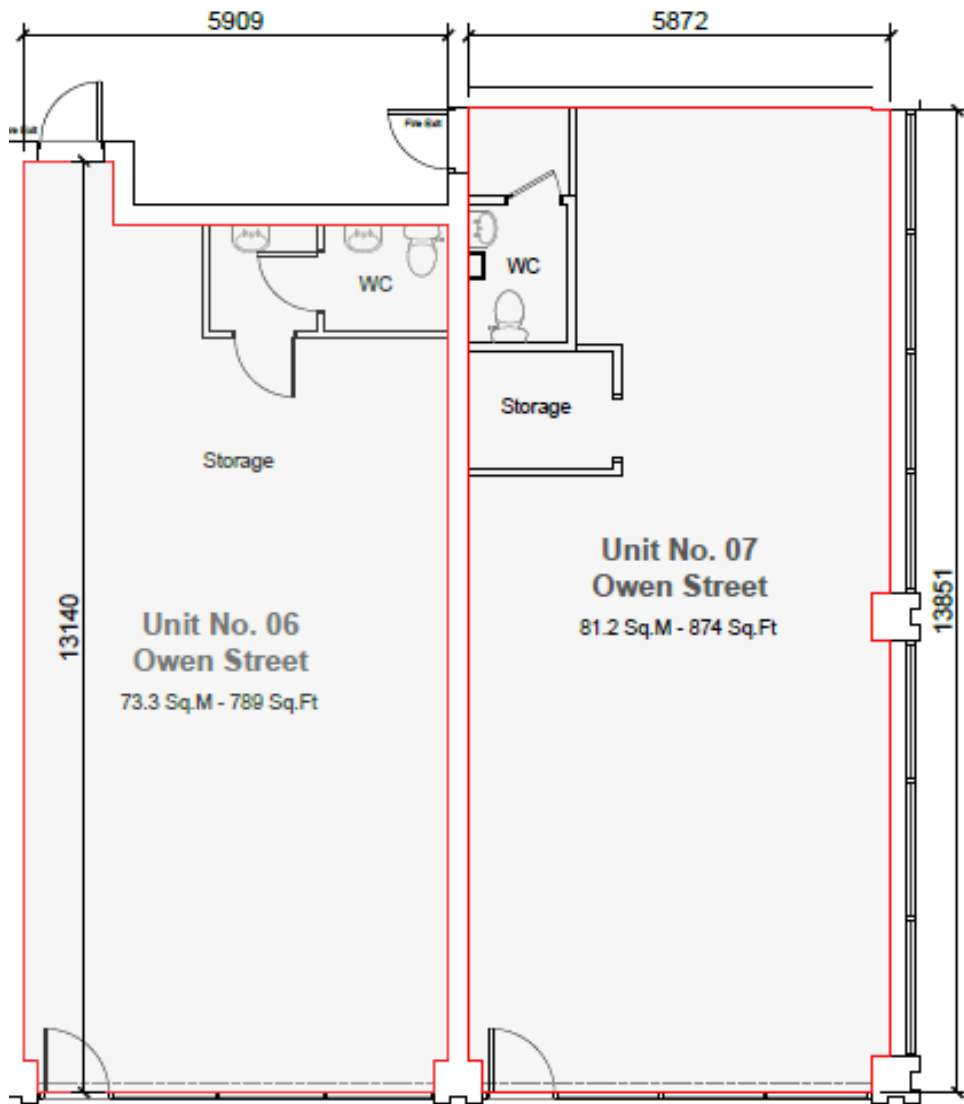
**TIPTON
CENTRE**

CREATIVE RETAIL
PROPERTY CONSULTANTS

www.creative-retail.co.uk

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

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- 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.
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For more information, please contact:

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