

# TO LET

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
5/6 Unity Walk	1,614 sq. ft.	(150 sq. m)
8 Unity Walk	1,597 sq. ft.	(148.4 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
5/6 Unity Walk	£10,000	£2,665	£403
8 Unity Walk	£15,500	£2,650	£370

## RATEABLE VALUE

Address	Rateable Value	Rates Payable
6 Owen Street	£8,200	£4,092
7 Owen Street	£8,100	£4,042
5/6 Unity Walk	£11,500	
8 Unity Walk	£11,500	

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

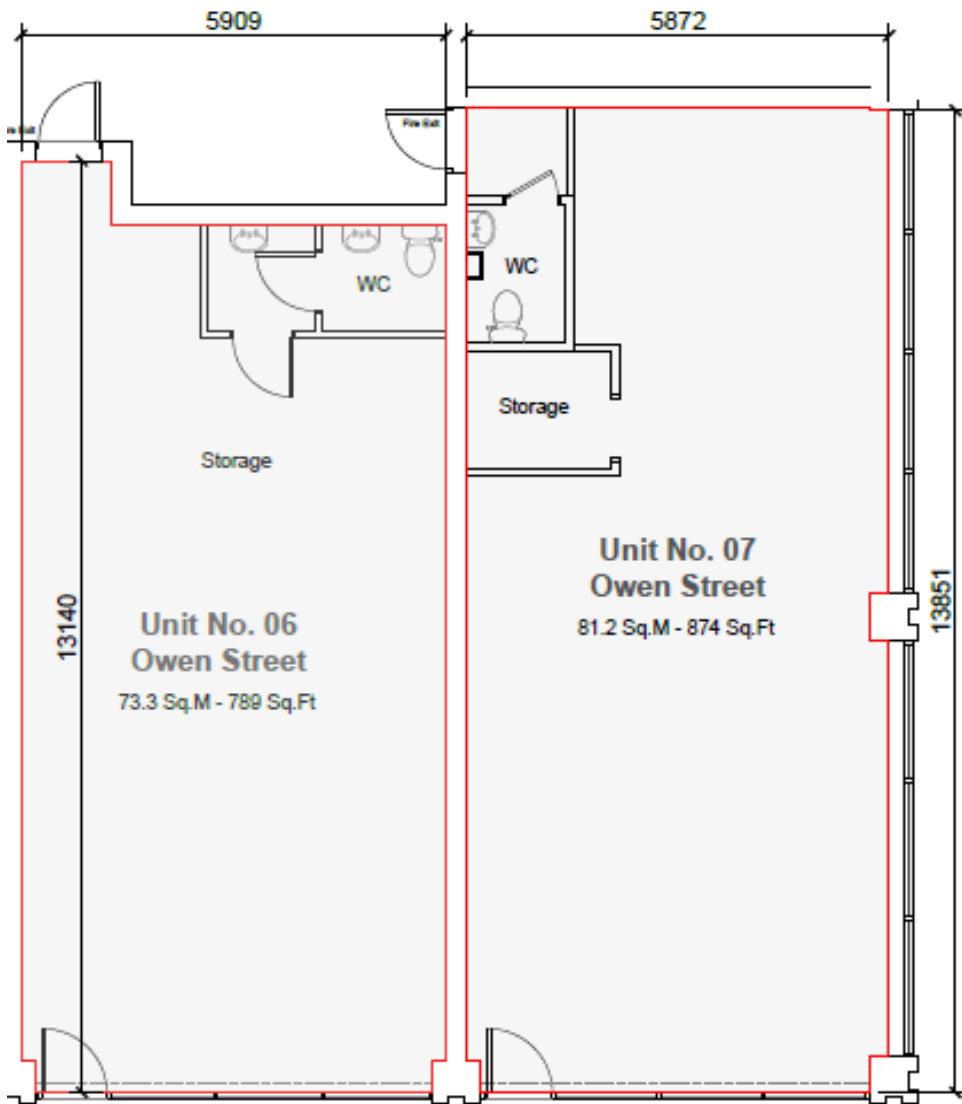


**CREATIVE RETAIL**  
PROPERTY CONSULTANTS



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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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- 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: 07956 014510

Email: [george@creative-retail.co.uk](mailto:george@creative-retail.co.uk)

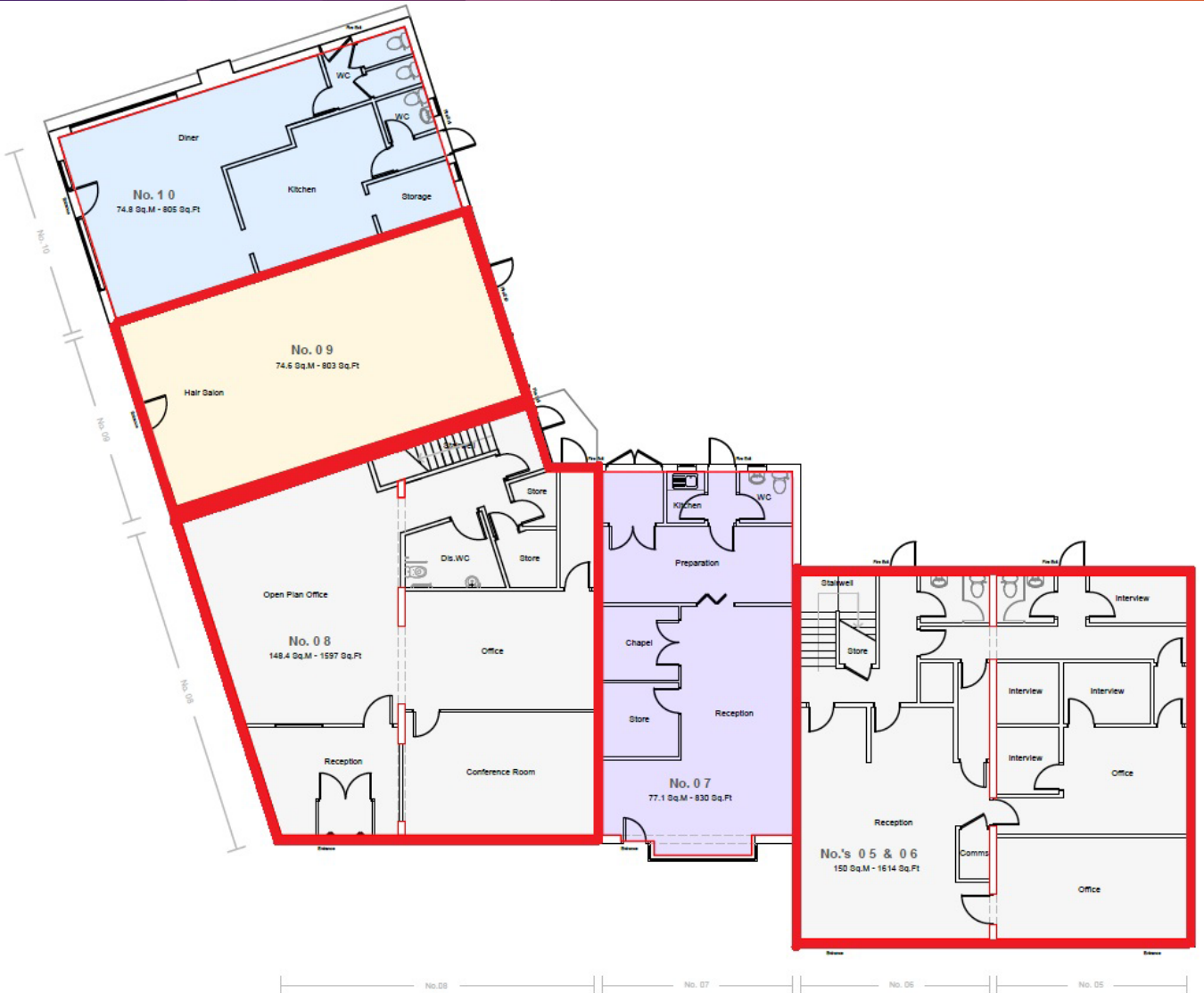


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EXISTING GROUND FLOOR PLAN - No.'s - 05, 06, 07, 08, 09 & 10.

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