

SHOP TO LET

Unit 12, Moor Centre
Brierley Hill, DY5 3AH

Fully Refurbished Opportunity



Location

Brierley Hill is a principal centre within the densely populated residential conurbation of the Black Country, Dudley in the West Midlands. The town is located approximately 7 miles south of Wolverhampton, 4 miles north of Stourbridge and 10 miles west of Birmingham city centre. The car park to the rear of the Moor Centre serves as one of the principal shopper car parks for the town. The pedestrian link to the High Street from the car park is via the centre. There is a large Asda food store situated on the eastern side of the High Street.

Description

The property is situated within The Moor Shopping Centre located in Brierley Hill. Retailers within the scheme include **Iceland**, **Poundland**, **Greggs** and **Card Factory**. The property is situated between **Savers** and **Ink Religion**.

Accommodation

The premises comprises of the following approximate floor area:

Unit 12	Sq M	Sq Ft
Ground Floor	103.03	1,109
Basement	79.52	856
Total	182.55	1,965

Tenure

Available by way of a new effective FRI lease on terms to be agreed.

EPC

A copy of the EPC is available upon request.

Business Rates

RV £13,500 (2026)

Qualifying businesses may benefit from up to 100% rates relief. Interested parties should make their own enquiries with the Local Billing Authority to understand how much relief they claim.

Rent

£19,750 + VAT per annum exclusive

Service Charge

There is an annual variable service charge of £2,272.22 + VAT

Insurance

There is an annual insurance charge of £2,272.22 + VAT. Details available upon request.

Legal Costs

Each party to be responsible for their own legal costs.

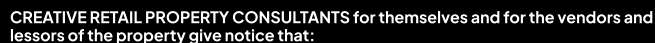
Security

Deposit equivalent to 3 months rent plus VAT to be held by the Landlord for the duration of the lease.

Viewings

Strictly by appointment with the Sole Retained Agents.

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The logo consists of the letters 'C' and 'R' in a bold, sans-serif font. The 'C' is purple and the 'R' is orange.

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