

TO LET OFFICES / RETAIL

5/6, 8 and 9 Unity Walk,
Tipton Centre, Tipton,
DY4 8QL



- **Modern Shopping Centre**
- **Close to Poundland, Post Office and The West Brom and Bupa Dental.**
- **100m from Tipton Train Station.**
- **Generous Car Parking**

LOCATION

The property forms part of Tipton Centre which fronts the busy Owen Street and is situated a short walk from Tipton Train Station. Existing occupiers include Poundland, Bupa Dental Care and The West Bromwich Building Society. Tipton Centre is lies 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. The Centre benefits from generous free car parking and a central square that hosts a weekly market along with other seasonal events.

The self-contained premises comprise part ground and first floor units that offer versatile accommodation, appropriate staff facilities and a large car park to the rear. Please refer to the attached, existing layout plans.

The premises may be suitable for alternative uses, subject to planning.

ACCOMODATION

	Ground Floor	First Floor
5/6 Unity Walk	1,614 sq. ft (150 sq. m)	
8 Unity Walk	1,597 sq. ft (148.4 sq. m)	
9 Unity Walk	770 sq. ft (71.53 sq. m)	
First Floor Offices		5,705 sq ft (530 sq m)

TENURE

The properties are available by way of new effectively full repairing and insuring leases for a term of years to be agreed.

EPC

A copy of the Energy Performance Certificates can be made available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs.

RENT, SERVICE CHARGE & BUILDING INSURANCE CONTRIBUTIONS

Address	Rent (p.a. excl)	S/C	Insurance
5/6 Unity Walk	£10,000	£2,665	£403
8 Unity Walk	£15,500	£2,650	£370
9 Unity Walk	£8,000	£1,275	£231
1st Floor Offices	£28,500	POA	POA

RATEABLE VALUE

Address	Rateable Value
5/6 Unity Walk	c£11,500
8 Unity Walk	c£11,500
9 Unity Walk	£5,200
1st Floor Offices	POA

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.

VAT

The premises are registered for VAT purposes and is applied to the rent and other outgoings

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID will be required from the successful applicant. Additionally, credit checks will be carried out.

SECURITY

The Landlord reserves the right to request a security deposit and/or personal guarantee by way of security from the successful applicant.

VIEWINGS

Strictly by appointment with the Sole Retained Agents

TRANSACTIONS ARE STATED EXCLUSIVE OF VAT
SUBJECT TO CONTRACT

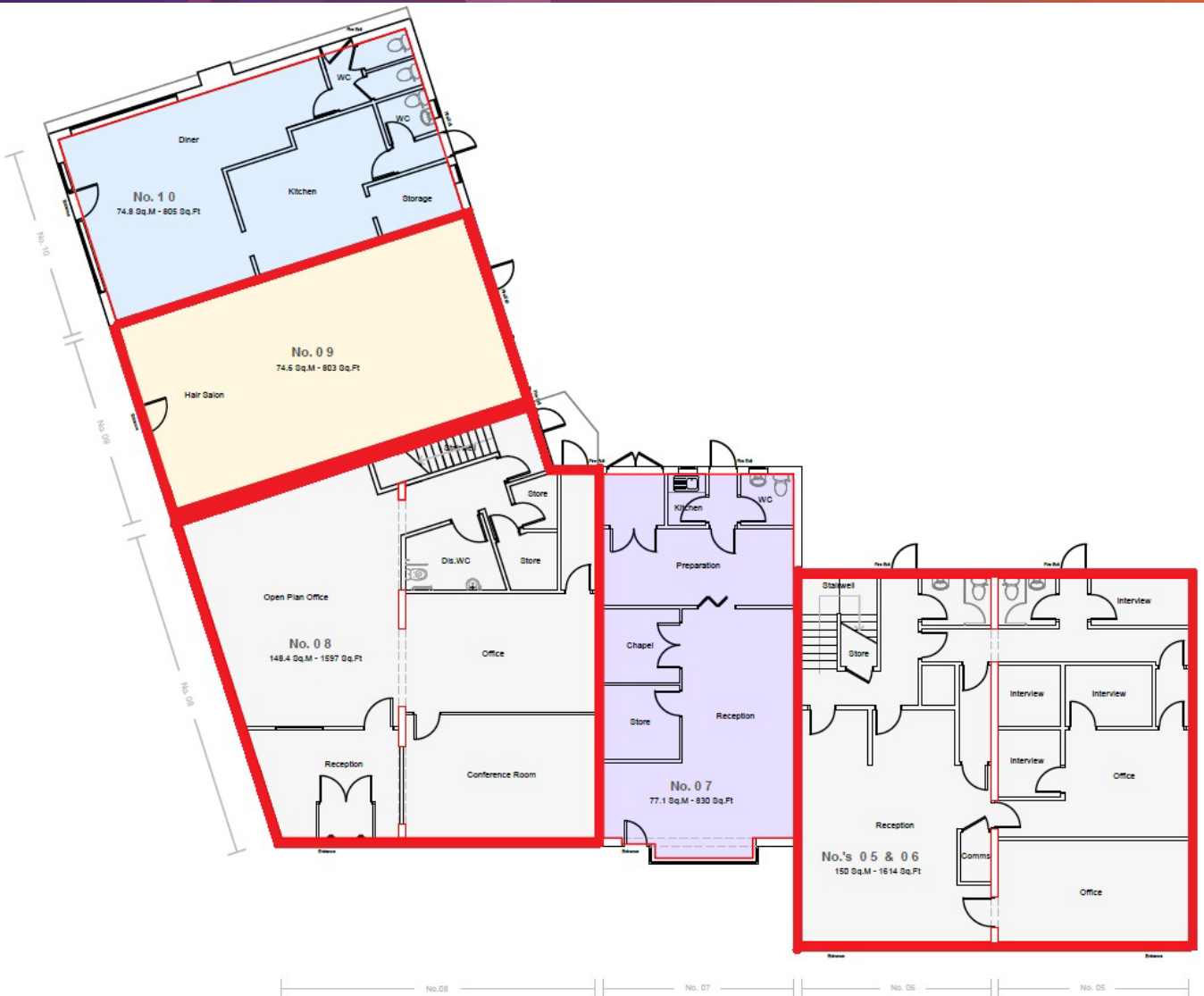


CREATIVE RETAIL
PROPERTY CONSULTANTS

www.creative-retail.co.uk

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

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:

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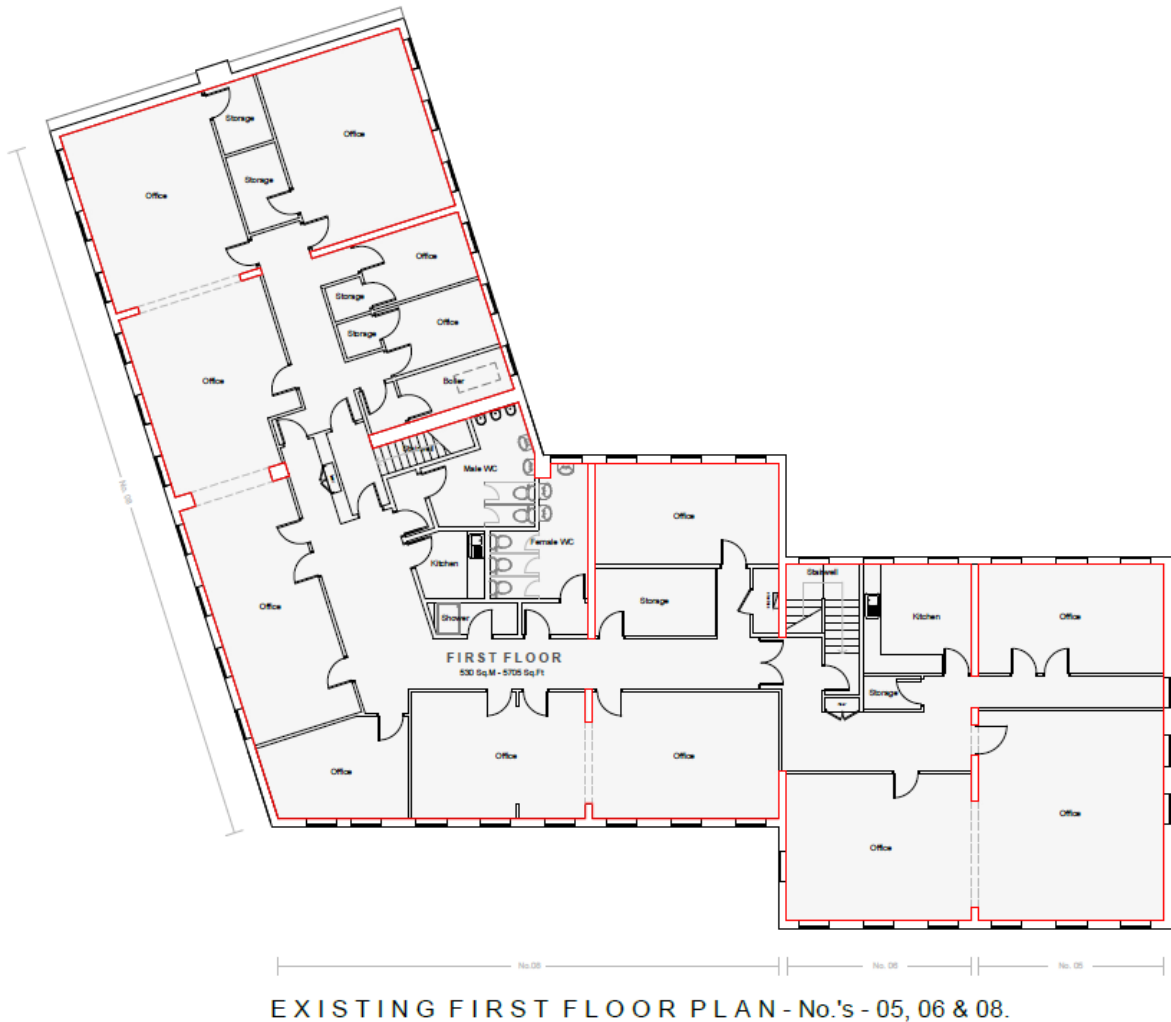


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CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

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