

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	LET	LET	LET	LET
2 Trinity Centre	UNDER OFFER	UNDER OFFER	UNDER OFFER	UNDER OFFER
3 Trinity Centre	UNDER OFFER	UNDER OFFER	UNDER OFFER	UNDER OFFER
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	LET	LET	LET	LET
2 Trinity Centre	UNDER OFFER	UNDER OFFER	UNDER OFFER	UNDER OFFER
3 Trinity Centre	UNDER OFFER	UNDER OFFER	UNDER OFFER	UNDER OFFER
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

TO LET

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



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

- I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or 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:

George Xydias

Tel: 0121 400 0407

Mob: 07956 014510

Email: george@creative-retail.co.uk

www.creative-retail.co.uk