

TO LET

Units 12, 14 and 15 Unity Walk,
Tipton Centre, 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
12 Unity Walk	1,155 sq. ft.	107.29 sq. m
14 Unity Walk	1,166 sq. ft.	108.32 sq. m
15 Unity Walk	1,166 sq. ft.	108.32 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.



**TIPTON
CENTRE**

RENT, SERVICE CHARGE & BUILDING INSURANCE CONTRIBUTIONS

Address	Rent (p.a. excl)	S/C	Insurance
12 Unity Walk	£11,500	£2,606	£304.88
14 Unity Walk	£11,500	£2,606	£304.88
15 Unity Walk	£11,500	£2,606	£304.88

RATEABLE VALUE

Address	Ratable Value	Rates Payable
12 Unity Walk	TBC	TBC
14 Unity Walk	TBC	TBC
15 Unity Walk	TBC	TBC

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

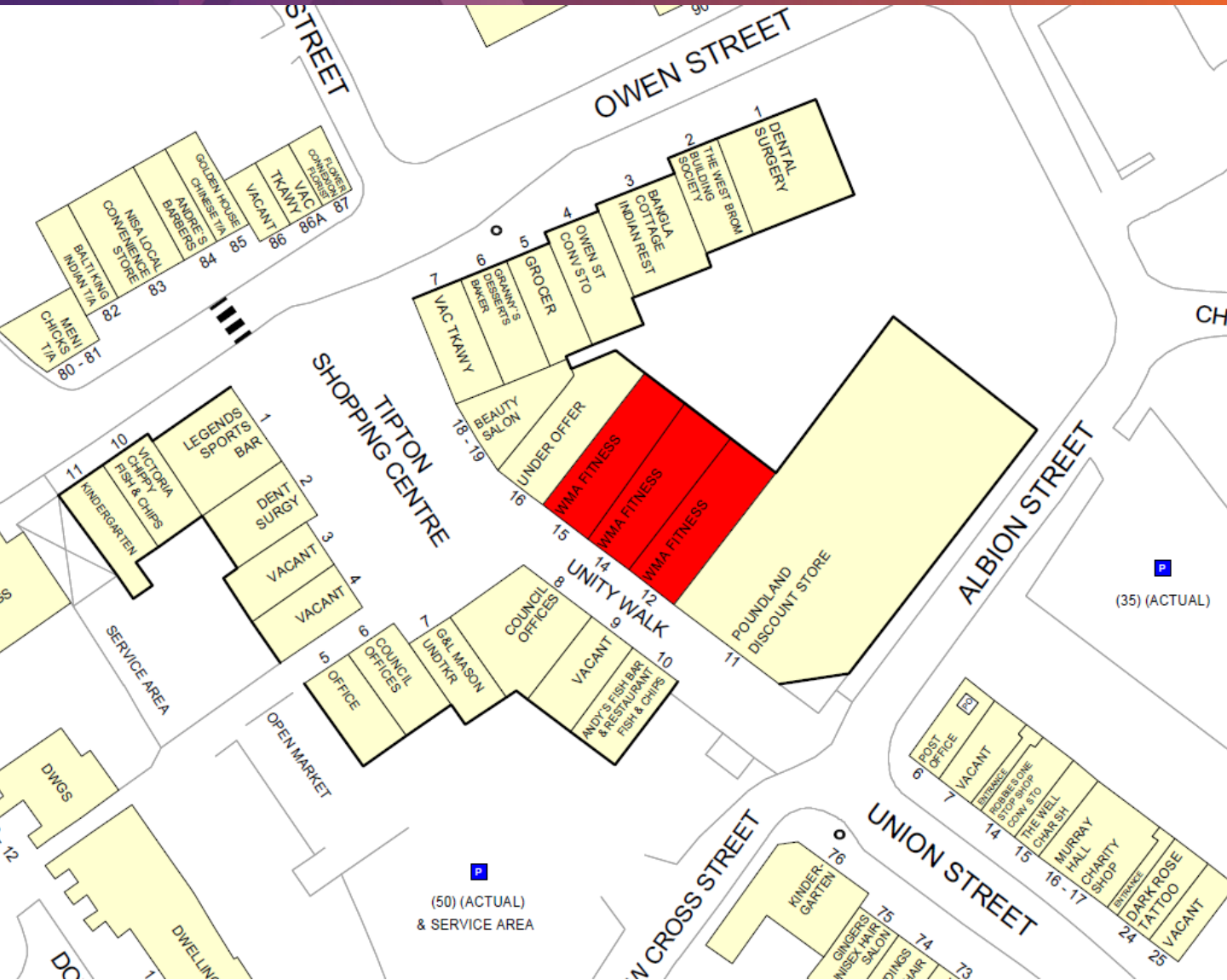
Strictly by appointment with the Sole Retained Agents.

SUBJECT TO CONTRACT


CREATIVE RETAIL
PROPERTY CONSULTANTS

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**TIPTON
CENTRE**