

TO LET - Modern First Floor Office Unit

1st Floor, Owen House,
17 Unity Walk, Tipton Centre,
Tipton, DY4 8QL



- **Access 24/7**
- **Passenger Lift**
- **100m from Tipton Train Station.**
- **Generous Car Parking**

LOCATION

The property forms part of Tipton Centre which fronts the busy Owen Street and situated a short walk from Tipton Train Station. Existing occupiers include Poundland, Bupa Dental Care and The West Bromwich Building Society. Tipton Centre 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 premises currently comprise the towns library but offers the opportunity to provide office space or an alternative use, subject to planning. The main area is open-planned, benefits shared kitchen/W/C facilities, and can be accessed 24/7 via a passenger lift.

ACCOMODATION

The premises offer a NIA of:

First Floor: 5,520 sq. ft (513 sq. m)

TENURE

The property is available by way of a new full repairing and insuring lease upon terms to be agreed.

EPC

A copy of the Energy Performance Certificate can be made available upon request. The current rating is B (49).

RENT

£27,600 per annum exclusive of rates, service charge and VAT.

RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

RATEABLE VALUE -	£44,500
BUSINESS RATES PAYABLE -	£22,205 p.a.

SERVICE CHARGE

There will be an annual service charge levied on the premises. Current contributions are approximately **£6.50 per sq. ft.**

VAT

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

LEGAL COSTS

Each party will 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.

**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT.
SUBJECT TO CONTRACT**


CREATIVE RETAIL
PROPERTY CONSULTANTS

TO LET - Modern First Floor Office Unit

1st Floor, Owen House,
17 Unity Walk, Tipton Centre,
Tipton, DY4 8QL



EXISTING FIRST FLOOR PLAN-LIBRARY & OFFICE SUITES.

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

Mobile: 07956 014510

Email: george@creative-retail.co.uk