

# Andrew Grant Commercial

**\*\* INCENTIVES AVAILABLE \*\***

## Tipton Shopping Centre, Unity Walk, Tipton, West Midlands, DY4 8QL

### To Let – Retail and Office Accommodation Within Busy Local Shopping Centre

- **Local catchment 38,000 and 850,000 within 6 miles**
- **Generous free car parking.**
- **Rents from £5 per sq ft.**
- **Various sized units available on flexible terms.**
- **Suitable for a variety of uses.**
- **Secure location due to CCTV and on-site security.**
- **Excellent transport links with Tipton train station nearby and a bus stop to the front.**
- **Scheme anchored by Co-Op supermarket.**
- **Retail units from 605 sq ft to 4585 sq ft.**
- **Office suites from 719 sq ft.**

**LOCATION** - Tipton Shopping Centre fronts onto 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 Shopping Centre is a modern local centre that consists of 26 retail units along with first floor office suites and the local library. The centre benefits from generous free car parking and a central square hosts markets along with other events.

The centre is anchored by a Co-op Supermarket and the remaining units are occupied by a mixture of local and national covenant operators including The West Brom and Bupa Dental Care.

**USES** – The available units currently benefit from either A1 or B1 planning consent. Other uses will be considered.

**RATING** – Please see the table opposite. Prospective tenants may benefit from small business rates relief and we advise that they contact the local authority for further information.

**LEGAL COSTS** – Each party to be responsible for their own legal costs incurred in the transaction.

**ENERGY PERFORMANCE** – An EPC for each unit is available upon request.

**REFERENCES** – the successful applicant will have to provide a satisfactory bank, accountants, trade and landlords reference for submission to the landlord. In respect of a limited company the last three years trading accounts.

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Andrew Grant LLP is a Limited Liability Partnership incorporated in England under OC399403. Regulated by RICS. A list of members is open to inspection at the registered office which is at Carrick House, Lypiatt Road, Cheltenham, Gloucestershire GL50 2JL. Telephone 01242 234421



**VAT** – All figures are quoted exclusive of VAT which will be charged at the prevailing rate.

**ACCOMMODATION** - Approximate internal areas are detailed below:

RETAIL	Sq M	Sq Ft	RV	Guide Rent
Unit 15, 12-16 Unity Walk	105.81	1138	Combined £17,500	£10,000pa
Unit 16, 12-16 Unity Walk	106.19	1143		£10,000pa
Unit 17, 12-16 Unity Walk	106.77	1149		£10,000pa
Unit 18, 12-16 Unity Walk	107.36	1155		£10,000pa
<b>The above units can be combined to provide a maximum of c4585 sq ft</b>				
4 Unity Walk Retail	76.21	820	£5,200	£8,500pa
Ancillary	30.3	326		
First Floor	76.85	827		
Unit 20/21, 18/19 Unity Walk	56.20	605	£5300	£8,500pa
6 Owen Street	73.60	792	£7100	£10,000pa
<b>OFFICES</b>				
Unit 35	83.64	900	Combined £12,250	£4,500pa
Unit 36	71.11	765		£3,800pa
Unit 37	66.82	719	£5300	£3,600pa
Unit 38	88.46	952	£7200	£4,750pa

**SERVICE CHARGE** – Service charges will apply to all units. Please contact the letting agent for up to date information.

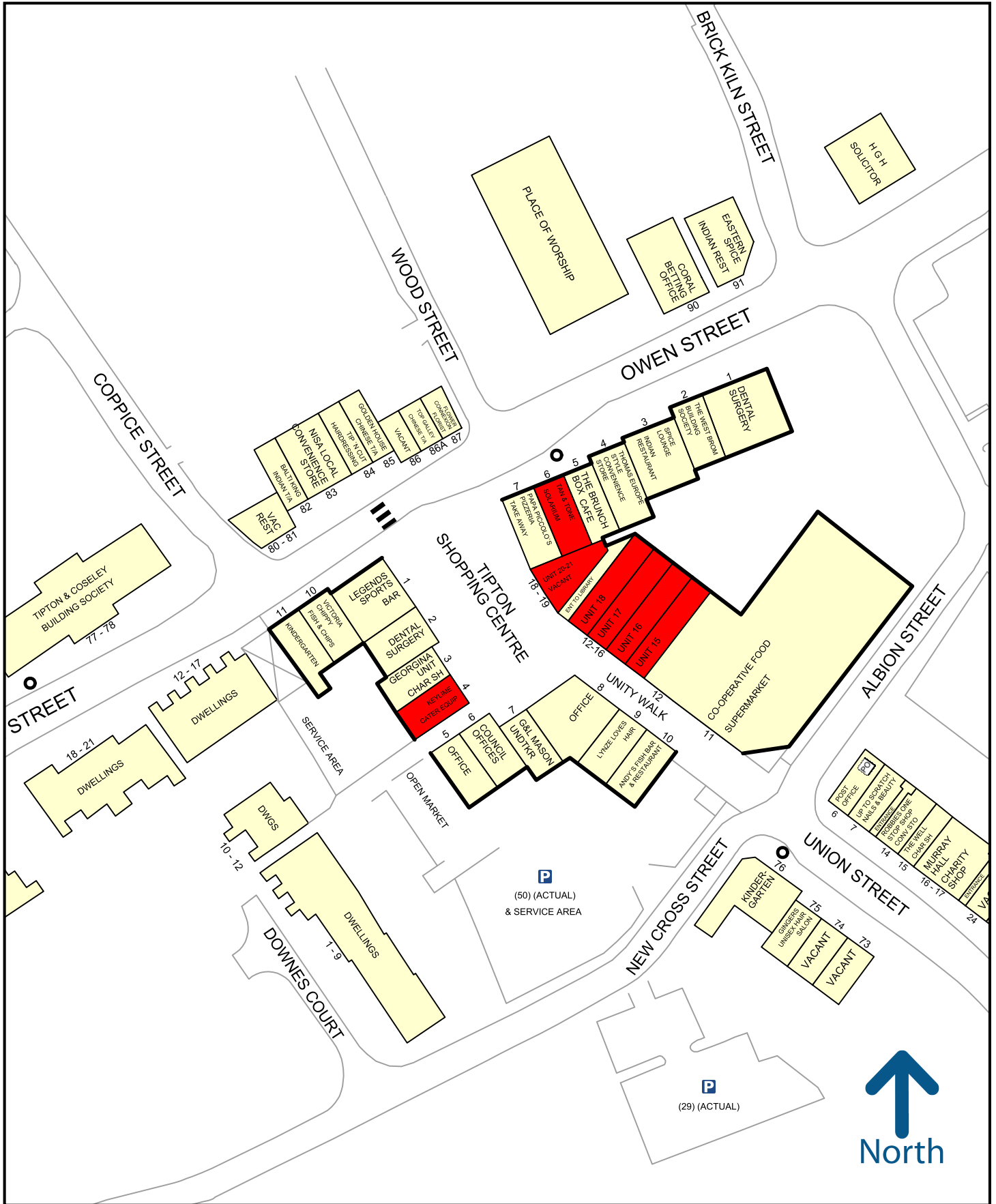
**MONEY LAUNDERING** – In accordance with anti-money laundering regulations, two forms of identification and the source of funding will be required from the successful applicant.

**VIEWING** – Strictly by prior appointment through sole letting agent Andrew Grant Commercial on 0121 296 7655



*These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. The Agents have not formally verified any part of the property's officially authorised planning use, structural integrity, tenure or availability/operation of services and/or appliances. Therefore, prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.*





50 metres

Experian Goad Plan Created: 15/04/2019  
Created By: Andrew Grant

