

SHOP TO LET

Unit 13, Moor Centre,
Brierley Hill, DY5 3AH

Subject to Vacant Possession



Location

Brierley Hill is a principal centre within the densely populated residential conurbation of the Black Country, Dudley in the West Midlands. The town is located approximately 7 miles south of Wolverhampton, 4 miles north of Stourbridge and 10 miles west of Birmingham city centre. The car park to the rear of the Moor Centre serves as one of the principal shopper car parks for the town. The pedestrian link to the High Street from the car park is via the centre. There is a large Asda food store situated on the eastern side of the High Street.

Description

The property is situated within The Moor Shopping Centre located in Brierley Hill. Retailers within the scheme include **Iceland**, **Poundland**, **Greggs** and **Card Factory**. The property is situated between **Savers** and **Barnardo's**.

Accommodation

The premises comprises of the following approximate floor area:

Unit 13	Sq M	Sq Ft
Ground Floor	99.87	1,075
Basement	57.41	618
Total	157.28	1,693

Tenure

Available by way of a new effective FRI lease on terms to be agreed.

Business Rates

To be reassessed upon completion of the new letting.

Legal Costs

Each party to be responsible for their own legal costs.

EPC

A copy of the EPC is available upon request.

Rent

£20,000 + VAT per annum exclusive

Service Charge

There is an annual variable service charge of **£2,850.33 + VAT**.

Insurance

There is an annual insurance charge. Details available upon request.

Planning

We understand that the property has consent for Use Class E. It is the ongoing tenant's responsibility to ensure that their proposed use is acceptable to the Local Planning Authority.

Security

Deposit equivalent to 3 months rent plus VAT to be held by the Landlord for the duration of the lease.

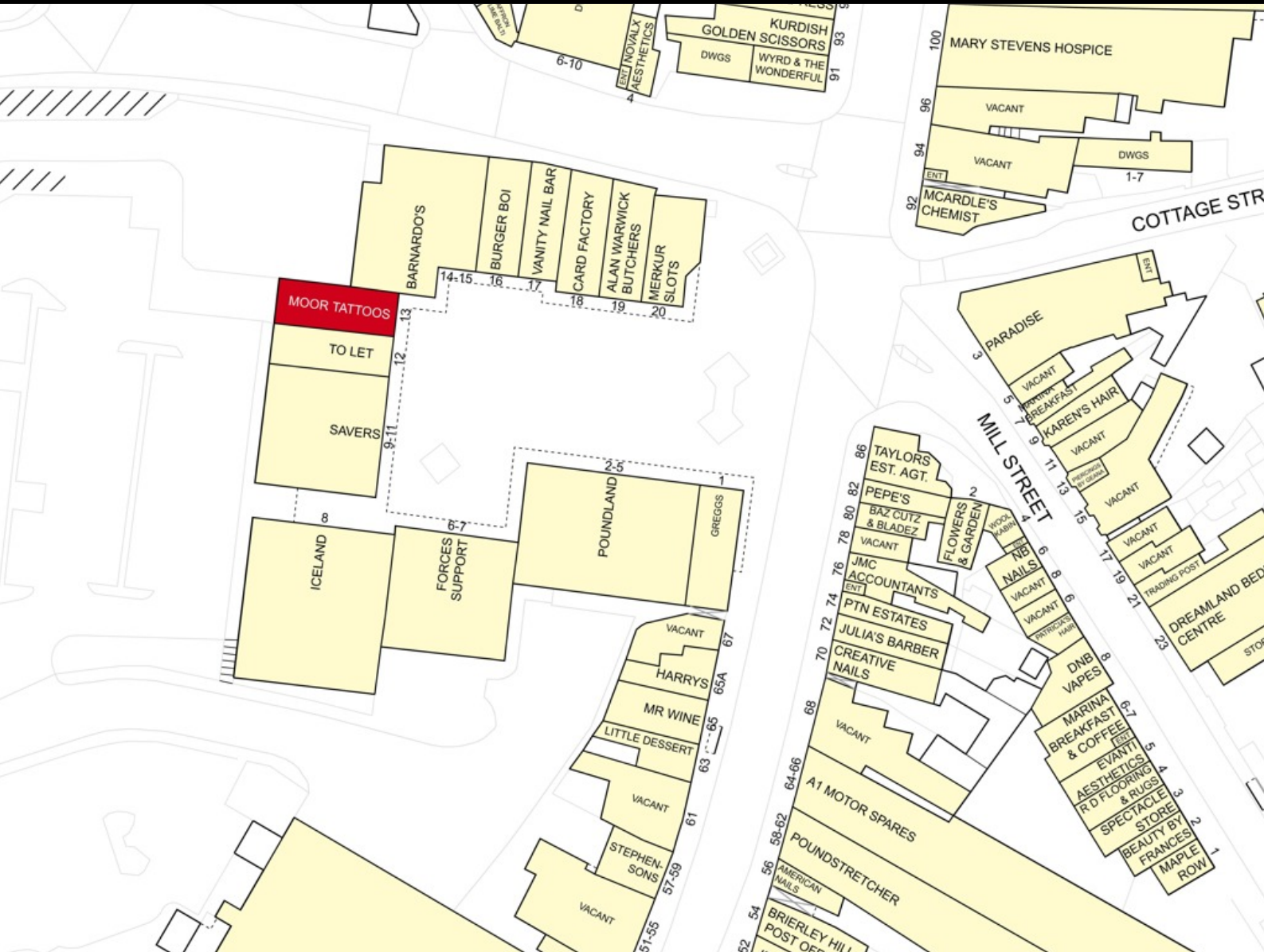
Viewings

Strictly by appointment with the Sole Retained Agents.

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Creative Retail