

RETAIL

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TO LET

**60-70, GREAT BRIDGE, TIPTON,
WEST MIDLANDS, DY4 7EW**

**** SUBJECT TO VACANT POSSESSION ****

LOCATION

Tipton is located around 1.5 miles north of Dudley and approximately 8.5 miles north-west of Birmingham city centre.

The premises are directly opposite The West Brom Building Society and a Post Office whilst close to other occupiers to include Hallmark Cards, Betfred and Heron Foods. Behind Great Bridge to the north is the Great Bridge Retail Park where occupiers include Asda, B & M, Poundland, McDonalds and KFC.

The premises front Great Bridge and benefit from a surface car park to the rear for around 50 vehicles.

* 2011 UK Census

CONTACT

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Stuart Williams

Partner

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IMPORTANT INFORMATION

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STORE 1, THE SOVEREIGN, WESTON-SUPER-MARE

ACCOMMODATION

According to the Valuation Office website, the net internal floor areas are:

Ground Floor:	1159.4 sq m	(12,480 sq ft)
First floor:	87.20 sq m	(939 sq ft)

Consideration would be given to splitting this space into smaller units.

LEASE

A new full repairing and insuring lease is available for a term to be agreed incorporating 5 yearly rent reviews.

RENT

£95,000 per annum exclusive.

RATES

According to the Valuation Office website, the premises are assessed as follows:

Rateable Value: £112,000 (from 1st April 2023)

Interested parties are advised to satisfy themselves that the above statement and assessment are correct and that this covers their intended business by referring to: <https://www.gov.uk/find-business-rates>

PLANNING

The premises benefits from a Class E planning consent allowing premises to be used for retail, financial and professional services, cafés/restaurants, offices or medical, subject to landlords consent.

LEGAL COSTS

Each party to bear their own costs incurred in any transaction.

ENERGY PERFORMANCE CERTIFICATE

A certificate rated D (97) is available on request.

VAT

All figures within these terms are exclusive of VAT where applicable.

VIEWING & FURTHER INFORMATION

Strictly by prior appointment through:

Stuart Williams: stuart.williams@carterjonas.co.uk / 0117 922 1222 or

Timothy Edgell: timothy.edgell@carterjonas.co.uk / 0117 363 5702 / 0117 922 1222

For details of other commercial properties marketed through this firm please visit:

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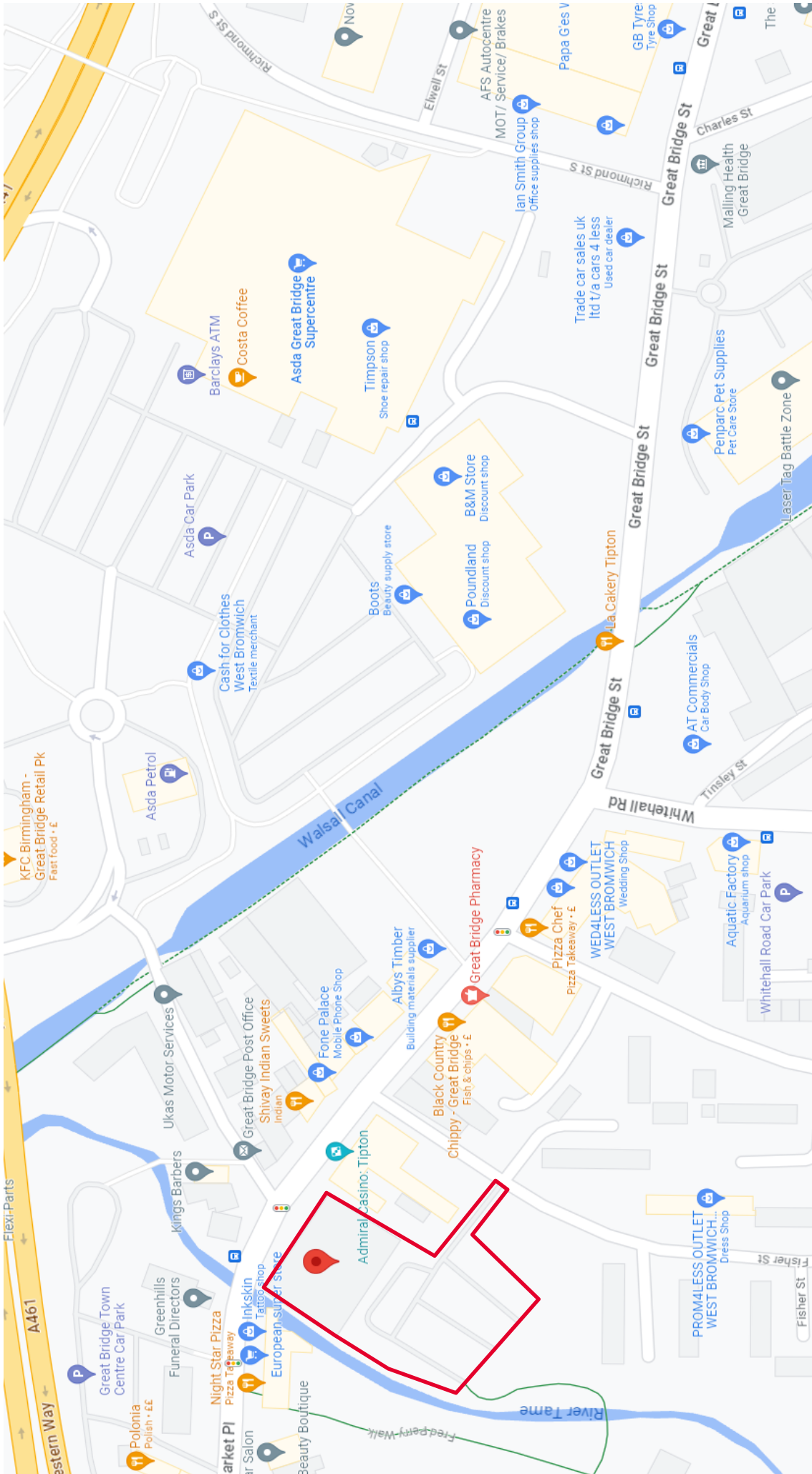


SUBJECT TO CONTRACT September 2023

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SOURCE: GOOGLE MAPS