



MOOR CENTRE

SHOPPING CENTRE

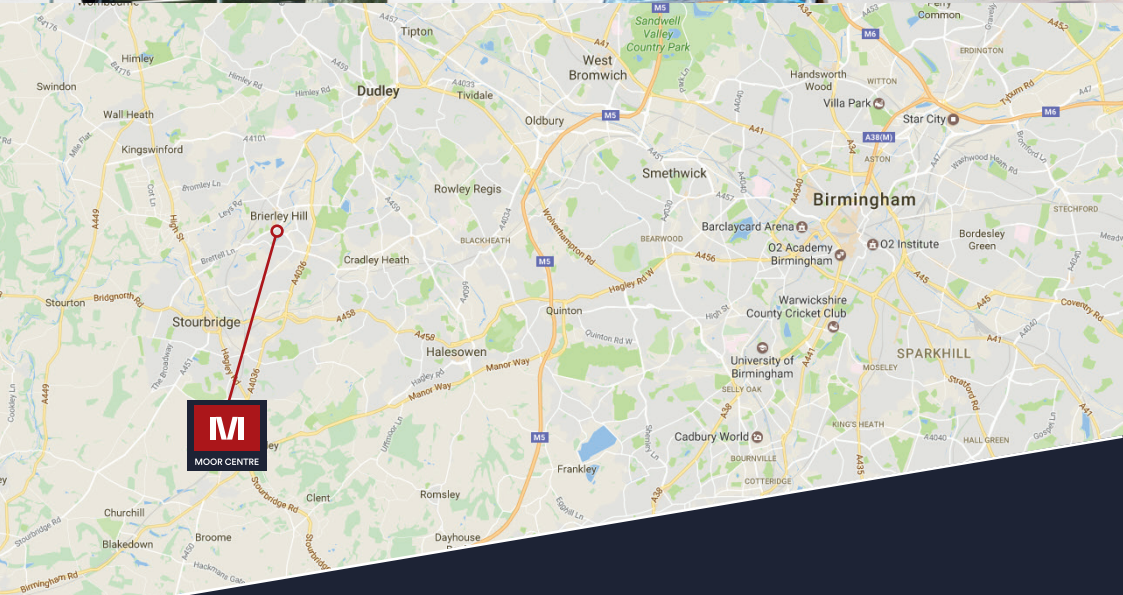


Retail opportunities available from 2,246 - 6,103 Sq.ft - (209 - 567 Sq.m)

Tenants include:



High Street, Brierley Hill, West Midlands, DY5 3AH



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.

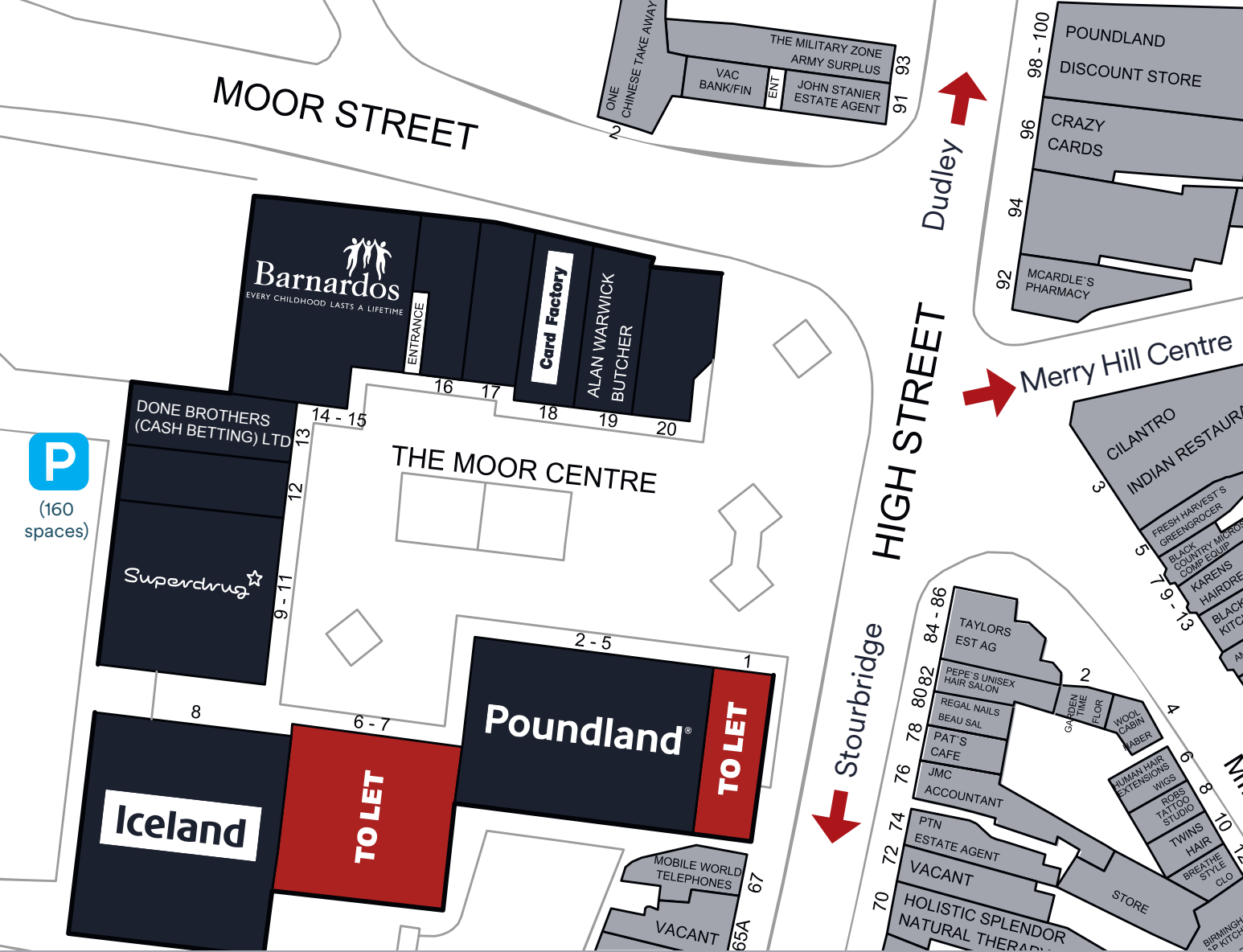
The car park to the rear of the Moor Centre serves as one of the principal shopper car parks for the town. The pedestrian link to the High Street from the car park is via the centre. There is a large Asda food store situated on the eastern side of the High Street.

ESSENTIALS

- Prominent retail High Street location
- Fronting the High Street and Moor Street
- Fully serviced units with dedicated rear loading and storage
- Onsite free car parking to rear (approximately 160 spaces)
- Busy pedestrian thoroughfare
- Key occupiers include Iceland, Superdrug, Card Factory, Barnardos and Poundland
- A variety of uses can be accommodated within the shopping centre including Retail, Food, Leisure and Financial Services (Subject to planning).

HIGH STREET, BRIERLEY HILL, WEST MIDLANDS

DY5 3AH



A RANGE OF RETAIL UNITS

Unit	Sq.ft	Sq.m	Rent PA	Rateable Value
Unit 1	2,246	209	£3,584	£7,000
Units 6&7	6,103	567	TBC	TBC

The property is elected for VAT

PLANNING

A variety of uses can be accommodated within the shopping centre including, Retail, Food, Leisure and Financial Services (Subject to planning).

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

SERVICE CHARGE & INSURANCE

These units participates in a service charge scheme. The Landlord will insure the premises, the premiums to be recovered from the tenant.

ENERGY PERFORMANCE

Further information available upon request.

Superdrug

Iceland

Barnardos
EVERY CHILDHOOD LASTS A LIFETIME

Card Factory



Poundland



Dudley

Brierley Hill
Market Hall

Merry Hill
Shopping Centre

Stourbridge

ENQUIRIES

CREATIVE RETAIL
PROPERTY CONSULTANTS
0121 400 0407
www.creative-retail.co.uk

Matt Pegg 07826 646488
matt@creative-retail.co.uk

EVOLVE.
part of IM Core
0207 228 6508
evolveestates.com

Sam Cohen 07787 392840
spc@evolveestates.com

MISREPRESENTATION ACT. 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property.

SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.