

# TO LET

## **Brierley Hill Health & Social Care Centre Venture Way Brierley Hill DY5 1RG**



**Dudley Infracare LIFT Limited**

### **Location**

The new state of the art Brierley Hill Health & Social Care Centre is currently under construction and will be completed in February 2010. It includes two retail units, both occupying prime shop front locations. One of the units will be occupied by a pharmacy and the other is available for lease on completion of this landmark development.

The Health & Social Care Centre is located in the heart of the newly designated Brierley Hill Strategic Centre. The town has huge potential for rapid implementation of growth. The Health Centre is located on the newly created Venture Way, which is one of the main arterial routes for people visiting the Merry Hill Shopping Centre, living in the surrounding residential areas and those travelling to the North or South of Dudley Borough.

The Health & Social Care Centre is situated to the South of Brierley Hill High Street. Over 500 patients will visit the Centre every day and it will be the base for over 350 health and social care professionals. There will be free car parking facilities available.

The services which will be delivered in the Centre include:-

- Co-location of three GP Practices consisting of 10 GPs (with a combined list of 14,000 patients)
- Relocation of the Albion Street Health Centre and Cottage Street Audiology Centre
- Diagnostics / Assessment / Minor Surgery Services
- Dental Department of three Dental Surgeries
- Chiropody and Leg Ulcer Services
- Social Services

### **ACCOMODATION**

Ground Floor Area      1,095 sq ft      101.8 sq m

### **LEASE**

The property is offered on the basis of a new fully repairing and insuring Lease for a term of years to be agreed upon in multiples of 5 years.

### **RENT**

£20,000 per annum (exclusive of Rates)

# 01384 262322

Samantha James, Operations Manager  
Dudley Infracare LIFT Ltd, Off Little Cottage Street, Brierley Hill, DY5 1RG  
[samanthajames@dudleylift.com](mailto:samanthajames@dudleylift.com)    [www.dudleylift.com](http://www.dudleylift.com)

**VAT**

Vat is payable on the rental and service charge.

**Rates**

The rates are still to be assessed. All interested parties are advised to make contact with the Local Authority on 01384 818181.

**Service Charge**

In addition to rent and rates, a service charge of £4,000 per annum will be levied.

**Planning**

The landlord will not consider any applications for A3 (restaurant) or A5 (hot food takeaway).

**Legal Costs**

Each party is to be responsible for their own legal costs

**Viewings**

Strictly by appointment with: -

**Samantha James, Dudley Infracare LIFT Ltd**  
**01384 262322**

01384 262322

Samantha James, Operations Manager  
Dudley Infracare LIFT Ltd, Off Little Cottage Street, Brierley Hill, DY5 1RG  
[samanthajames@dudleylift.com](mailto:samanthajames@dudleylift.com) [www.dudleylift.com](http://www.dudleylift.com)