



Sandwell
Metropolitan Borough Council

TO LET

RETAIL PREMISES

02/2025



PROPERTY SERVICES

07823 892 130

Email: property_services@sandwell.gov.uk

Property Services have shop premises available to rent across the borough.

All shops are available on a five year internal repairing and insuring lease basis subject to a sealed bid process.

Shops may be used for any retail purpose within Class E and Sui generis of the Town and Country Planning Act (Use Classes) (Amendment) (England) Regulations 2020.

Any change of Use Class is subject to the necessary planning consent being granted.

The rental quoted in the particulars will be for the existing planning use for the premises.

If the proposed use is a departure from the existing planning use for the premises, then the offeror will be required to make a rental offer based upon their intended use.

In this instance, if the Council feel the offer is not consistent with the market rent for the premises, it reserves the right to withdraw the offer and remarket the premises.

Virtual 360 videos are available to view shop premises being marketed and can be accessed via the following link:

<https://www.youtube.com/@sandwellmbcpropertyservice725/shorts>

If you are successful with your offer of rent, you will have the opportunity to view the premises once you have received formal confirmation your offer has been accepted.

● Applications for premises must be made on the formal sealed offer and application to lease form, which can be accessed via the following link:

● **https://my.sandwell.gov.uk/service/application_to_lease**

● **Please Note: Where Properties are marked "UNDER OFFER" this means the property is no longer available and will remain in the marketing particulars until formal completion of the lease.**

In order to fill in an application to lease form, you will be asked to create a My Sandwell Account. If you already have a My Sandwell account you will be asked to log in.

Once you have completed the form, you will receive an automated email confirming your application has been submitted, with a list of documents that will be required. Please note, offers will not be opened until after the closing date.

If an offer is accepted the property will be placed "Under Offer" and taken off the market. For the property to be formally "Under Offer", however, the offeror will be required to pay an online payment of £750 towards the council's initial fees; all other fees will be collected near formal completion of the lease.

The under offer fee is non-refundable and will only be returned if the lease does not proceed purely as a result of reasons beyond the control of the prospective lessee.

In addition, prior to a lease being granted and as part of the due diligence process, the Council will require the following from the successful offeror:-

- Certified identification documents (i.e. driving licence and passport) from a Solicitor, from their firm's email address.
- Completion of the Council's Anti Money Laundering Declaration Form, together with the necessary supporting documentation (e.g. 12 months bank statements)
- Proof of home address (e.g. personal bank statement, utility bill)
- A satisfactory credit report from an accredited credit reference agency, which will need to include the scoring information.
- Company accounts for the last three years or from the time of trading, if the lease is to be granted to a registered company.

Any other documents that may be required as part of your application, will be set out in the Heads of Terms.

Submission of all necessary documents will be required by email, together with the under offer fee, within 4 weeks from the date of the Heads of Terms; you will be asked to provide confirmation in respect of the under offer fee.

Failure to adhere to the above timescales and failure to provide the documents in the required format will result in your offer being withdrawn, without any further notice.

Rent will be payable in advance via standing order. A rent deposit bond equal to three months of the agreed rent will also be required.

The Council will insure the building but will recover the insurance premium from the tenant by way of additional rent.

Lessees will be responsible for payment of the Council's legal costs in connection with preparation of the lease.

NB PLEASE NOTE THAT THE COUNCIL IS NOT OBLIGED TO ACCEPT THE HIGHEST OFFER OF RENT OR ANY OTHER OFFER IT RECEIVES IT DEEMS UNACCEPTABLE.

BUSINESS RATES

For information with regards to rates payable, please contact Business Rates on 0121 368 1155.

Alternatively, please follow the link below for other ways to contact them.

https://www.sandwell.gov.uk/info/200308/business_rates/2248/contact_us_about_business_rates



Sandwell

Metropolitan Borough Council

Sandwell Business Growth

Sandwell Council is motivated by the desire to achieve 'social' goals as part of its Social Value initiative to help improve its social, economic and environment wellbeing, such as changes in levels of employment, education, health and carbon-footprint. These additional benefits can almost take any form from the very tangible, such as jobs, training and apprenticeship opportunities, or sub-contracting opportunities for small businesses.

The Council's Think Sandwell Team is open for business and eager to help companies by offering a range of support, such as:

Business support and advice – for every Sandwell business from start-ups to global companies (and companies looking to invest in our borough)

Location and relocation services – including free property searches and accompanied site visits

Development ready support – such as fast-track planning and other decisions on key local projects

Accessing finance – which means identifying sources of gap funding for business ventures (including any available grants, loan finance, equity partners and venture capital)

Technical expertise – giving you links to universities, industry networking, innovation hubs and forums, and the professional sector

Strategic partners – helping you identify and establish key contacts and networks to accelerate your business growth plans

Recruitment of suitable talent – our free recruitment and training services can help you attract the right staff.

Becoming a supplier to Sandwell Council – we can support you to register on the Sandwell INTEND procurement portal.

If you are a first-time employer, we can help ensure you have everything in place to make the process run smoothly Sandwell Business Growth also offers a range of services from recruitment to apprenticeship support.

For more information on Business Growth Support please visit <https://sandwellbusinessgrowth.com/>

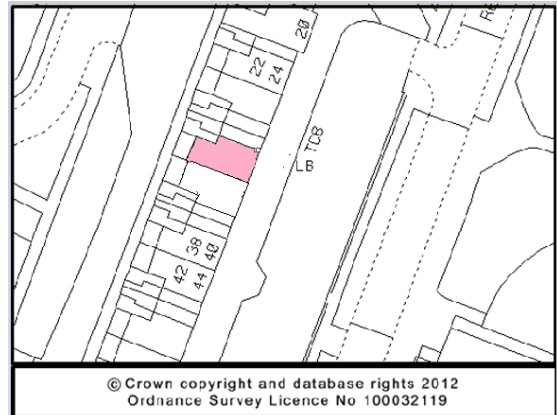
For more information about social value and community benefits for targeted recruitment and training you can contact the Community Benefits & Social Value Officer Karen Richards on karen_richards@sandwell.gov.uk

Misrepresentation Act 1967.

The particulars given below do not constitute any part of an offer or contract. They are intended only as a guide to prospective lessees to enable them to decide whether to make further enquiries with a view to taking up further negotiations, but they are otherwise not intended to be relied upon. All reasonable care has been taken in the preparation of these particulars, but their accuracy is not guaranteed. Any prospective lessee should make further enquiries and searches as are normally made and these particulars are furnished on the express understanding that neither the Council nor its officers or agents are to become under any liability or claim in respect of their content.

RETAIL PREMISES

32 Redwood Road, Yew Tree Estate, Walsall, WS5 4LB and Garage No. 8



SEALED OFFERS IN EXCESS OF £6,000 (SIX THOUSAND POUNDS) RENT PER ANNUM EXCLUSIVE ARE INVITED FOR AN E USE ONLY BY NO LATER THAN NOON FRIDAY 28 FEBRUARY 2025

Location

32 Redwood Road, Yew Tree comprises a lock-up retail premises within a neighbourhood parade of shops. The premises are considered suitable for any retail trade which does not directly conflict with other uses within the parade.

Lease Terms

The premises will be let on a standard 5 year lease. The Lessee will be responsible for the shop front, decoration & internal repairs and payment of a service charge. The Council will be responsible for the payment of insurance, external & structural repairs but will recover the insurance premium from the tenant by way of additional rent.

Services

There is provision for electricity & water services.

Lease Conditions

The lease will be granted on the Council's standard conditions to include:

- The Lessee completing a formal lease prior to occupation of the premises.
- Any such clauses & conditions as the Council deem necessary to accommodate the lessees proposed use of the premises.
- The Lessee meeting the Council's legal costs in connection with the grant of the lease and/or any other relevant legal documentation.
- The Lessee providing a rent bond equal to 3 months of the agreed rent and to entering into a Rent Deposit Deed prior to occupation of the premises
- Prohibition against any Subletting of the premises.
- Assignment of the lease will be by prior written consent of the Council such consent only to be given on the strict understanding that the prospective tenant meets with the Council's approval and enters into any required legal documentation and/or the out-going tenant enters into an Authorised Guarantee Agreement.

Details for 32 Redwood Road continued on next page

RETAIL PREMISES

32 Redwood Road, Yew Tree Estate, Walsall, WS5 4LB and Garage No. 8

User

The retail accommodation may be used for any use within Class E of the Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020, which does not primarily conflict with other uses within the parade.

Other uses may be considered subject to any necessary Planning Approval being obtained.

However, the Council will not consider any applications for Hot Food Takeaway's.

If the proposed use is a departure from the existing planning use for the premises, then the offeror will be required to make a rental offer based upon their intended use.

For general planning enquiries or change of use enquiries, please contact the Council's Planning reception on 0121 569 4054 or alternatively email planning@sandwell.gov.uk

Accommodation

- Retail Shop: Ground Floor 54.9 m² (591 sq'ft) approx

Viewing

Virtual 360 videos are available to view shop premises being marketed and can be accessed via the following link:

[**https://www.youtube.com/@sandwellmbcpropertyservice725/shorts**](https://www.youtube.com/@sandwellmbcpropertyservice725/shorts)

If you are successful with your offer of rent, you will have the opportunity to view the premises once you have received formal confirmation your offer has been accepted.

Offers of Rent

All offers are to be submitted on the Council's Application to Lease form in accordance with its sealed offer procedure.

Please fill in and submit the application to lease form at:

[**https://my.sandwell.gov.uk/service/application_to_lease**](https://my.sandwell.gov.uk/service/application_to_lease)

NB PLEASE NOTE THAT THE COUNCIL IS NOT OBLIGED TO ACCEPT THE HIGHEST OFFER OF RENT OR ANY OTHER OFFER IT RECEIVES IT DEEMS UNACCEPTABLE.

Business Rates

Rateable Value £4,800 per annum.
Rates payable £2,395 per annum.

For further information regarding business rates, please contact them directly by accessing the link below for contact details.

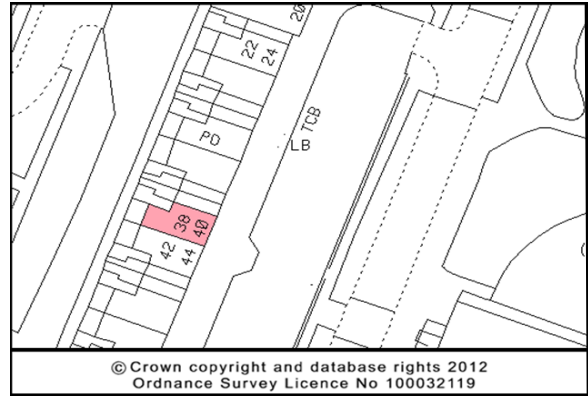
https://www.sandwell.gov.uk/info/200308/business_rates/2248/contact_us_about_business_rates

Energy Performance Certificate

The premise has been given an energy performance rating of "C".

RETAIL PREMISES

40 Redwood Road, Yew Tree Estate, Walsall, WS5 4LB



SEALED OFFERS IN EXCESS OF £4,900 (FOUR THOUSAND NINE HUNDRED POUNDS) RENT PER ANNUM EXCLUSIVE ARE INVITED FOR AN E USE ONLY BY NO LATER THAN NOON FRIDAY 28 FEBRUARY 2025

Location

40 Redwood Road, Yew Tree comprises a lock-up retail premises within a neighbourhood parade of shops. The premises are considered suitable for any retail trade which does not directly conflict with other uses within the parade.

Lease Terms

The premises will be let on a standard 5 year lease. The Lessee will be responsible for the shop front, decoration & internal repairs and payment of a service charge. The Council will be responsible for the payment of insurance, external & structural repairs but will recover the insurance premium from the tenant by way of additional rent.

Services

There is provision for electricity & water services.

Lease Conditions

The lease will be granted on the Council's standard conditions to include:

- The Lessee completing a formal lease prior to occupation of the premises.
- Any such clauses & conditions as the Council deem necessary to accommodate the lessees proposed use of the premises.
- The Lessee meeting the Council's legal costs in connection with the grant of the lease and/or any other relevant legal documentation.
- The Lessee providing a rent bond equal to 3 months of the agreed rent and to entering into a Rent Deposit Deed prior to occupation of the premises
- Prohibition against any Subletting of the premises.
- Assignment of the lease will be by prior written consent of the Council such consent only to be given on the strict understanding that the prospective tenant meets with the Council's approval and enters into any required legal documentation and/or the out-going tenant enters into an Authorised Guarantee Agreement.

Details for 40 Redwood Road continued on next page

RETAIL PREMISES

40 Redwood Road, Yew Tree Estate, Walsall, WS5 4LB

User

The retail accommodation may be used for any use within Class E of the Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020, which does not primarily conflict with other uses within the parade.

Other uses may be considered subject to any necessary Planning Approval being obtained.

However, the Council will not consider any applications for Hot Food Takeaway's.

If the proposed use is a departure from the existing planning use for the premises, then the offeror will be required to make a rental offer based upon their intended use.

For general planning enquiries or change of use enquiries, please contact the Council's Planning reception on 0121 569 4054 or alternatively email planning@sandwell.gov.uk

Accommodation

- Retail Shop: 39.8 m² (428 sq'ft) approx

Viewing

Virtual 360 videos are available to view shop premises being marketed and can be accessed via the following link:

<https://www.youtube.com/@sandwellmbcpropertyservice725/shorts>

If you are successful with your offer of rent, you will have the opportunity to view the premises once you have received formal confirmation your offer has been accepted.

Offers of Rent

All offers are to be submitted on the Council's Application to Lease form in accordance with its sealed offer procedure.

Please fill in and submit the application to lease form at:

https://my.sandwell.gov.uk/service/application_to_lease

NB PLEASE NOTE THAT THE COUNCIL IS NOT OBLIGED TO ACCEPT THE HIGHEST OFFER OF RENT OR ANY OTHER OFFER IT RECEIVES IT DEEMS UNACCEPTABLE.

Business Rates

Rateable Value £4,200 per annum.

Rates payable £2,096 per annum.

For further information regarding business rates, please contact them directly by accessing the link below for contact details.

https://www.sandwell.gov.uk/info/200308/business_rates/2248/contact_us_about_business_rates

Energy Performance Certificate

The premise has been given an energy performance rating of "E".

RETAIL PREMISES 144 TOWER ROAD, TIVIDALE, OLDBURY, B69 1PE and Garage



SEALED OFFERS IN EXCESS OF £4,350 (FOUR THOUSAND THREE HUNDRED AND FIFTY POUNDS) RENT PER ANNUM EXCLUSIVE ARE INVITED FOR A HOT FOOD TAKEAWAY ONLY BY NO LATER THAN NOON FRIDAY 28 FEBRUARY 2025

Location

144 Tower Road Oldbury comprises a lock-up retail premises and separate garage within a neighbourhood parade of shops.

Lease Terms

The premises will be let on a standard 5-year lease. The Lessee will be responsible for the shop front, decoration, fixtures and fittings, internal repairs, gas safety checks and payment of a service charge. The Council will be responsible for the payment of insurance, external & structural repairs but will recover the insurance premium from the tenant by way of additional rent.

Services

There is provision for electricity, gas & water services.

Lease Conditions

The lease will be granted on the Council's standard conditions to include:

- The Lessee completing a formal lease prior to occupation of the premises.
- Any such clauses & conditions as the Council deem necessary to accommodate the lessees proposed use of the premises.
- The Lessee meeting the Council's legal costs in connection with the grant of the lease and/or any other relevant legal documentation.
- The Lessee providing a rent bond equal to 3 months of the agreed rent and to entering into a Rent Deposit Deed prior to occupation of the premises
- Prohibition against any Subletting of the premises.
- Assignment of the lease will be by prior written consent of the Council such consent only to be given on the strict understanding that the prospective tenant meets with the Council's approval and enters into any required legal documentation and/or the out-going tenant enters into an Authorised Guarantee Agreement.

Details for 144 Tower Road continued on next page

RETAIL PREMISES 144 TOWER ROAD, TIVIDALE, OLDBURY, B69 1PE and Garage

User

The retail accommodation is currently fitted out as a fish and chip shop and therefore marketed as a hot food takeaway which comes under the use class of Sui Generis of the Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Other uses may be considered subject to any necessary Planning Approval being obtained.

If the proposed use is a departure from the existing planning use for the premises, then the offeror will be required to make a rental offer based upon their intended use.

For general planning enquiries or change of use enquiries, please contact the Council's Planning reception on 0121 569 4054 or alternatively email planning@sandwell.gov.uk

Accommodation

- Retail Shop: 28.5m² (307 sq'ft) approx

Viewing

Virtual 360 videos are available to view shop premises being marketed and can be accessed via the following link:

<https://www.youtube.com/@sandwellmbcpropertyservice725/shorts>

If you are successful with your offer of rent, you will have the opportunity to view the premises once you have received formal confirmation your offer has been accepted.

Offers of Rent

All offers are to be submitted on the Council's Application to Lease form in accordance with its sealed offer procedure.

Please fill in and submit the application to lease form at:
https://my.sandwell.gov.uk/service/application_to_lease

NB PLEASE NOTE THAT THE COUNCIL IS NOT OBLIGED TO ACCEPT THE HIGHEST OFFER OF RENT OR ANY OTHER OFFER IT RECEIVES IT DEEMS UNACCEPTABLE.

Business Rates

Rateable Value £2,300 per annum.
Rates payable £1,148 per annum.

For further information regarding business rates, please contact them directly by accessing the link below for contact details.

https://www.sandwell.gov.uk/info/200308/business_rates/2248/contact_us_about_business_rates

Energy Performance Certificate

The premise has been given an energy performance rating of "D".

**Energy Performance
Certificates for premises
'available to let'**

Energy performance certificate (EPC)

32, Redwood Road
WALSALL
WS5 4LB

Energy rating

C

Valid until

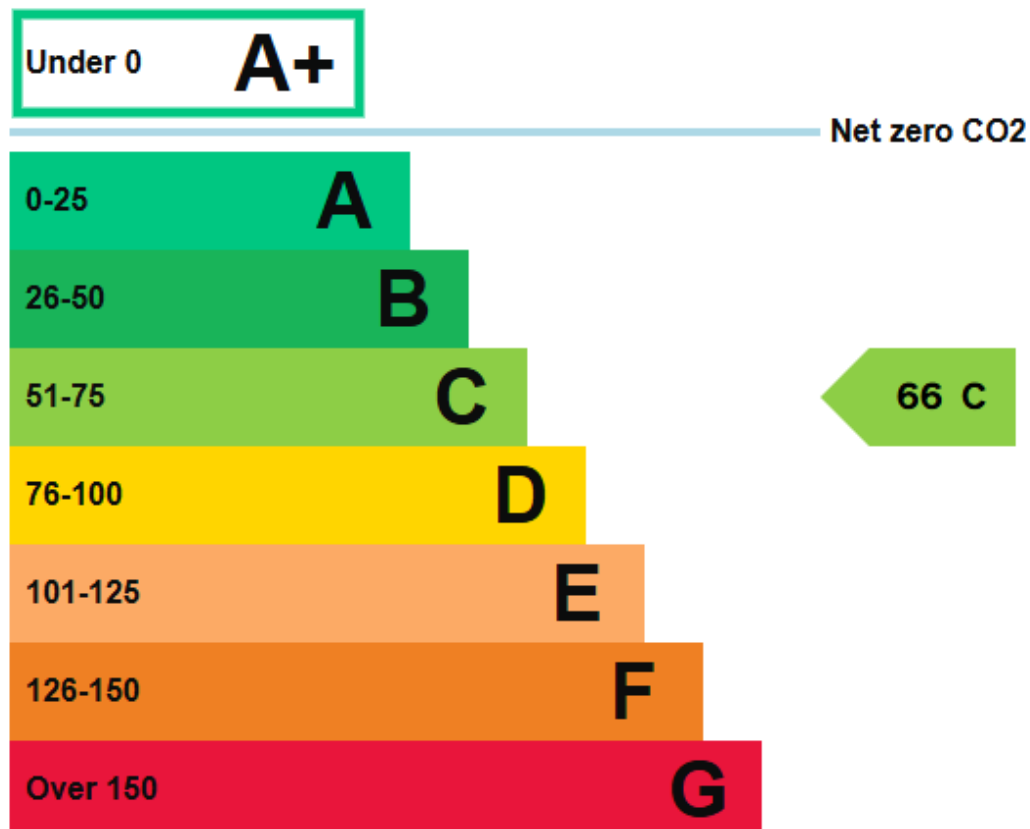
28 November 2028

Certificate number

9899-3009-0784-0890-7425

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Energy performance certificate (EPC)

40, Redwood Road
WALSALL
WS5 4LB

Energy rating

E

Valid until

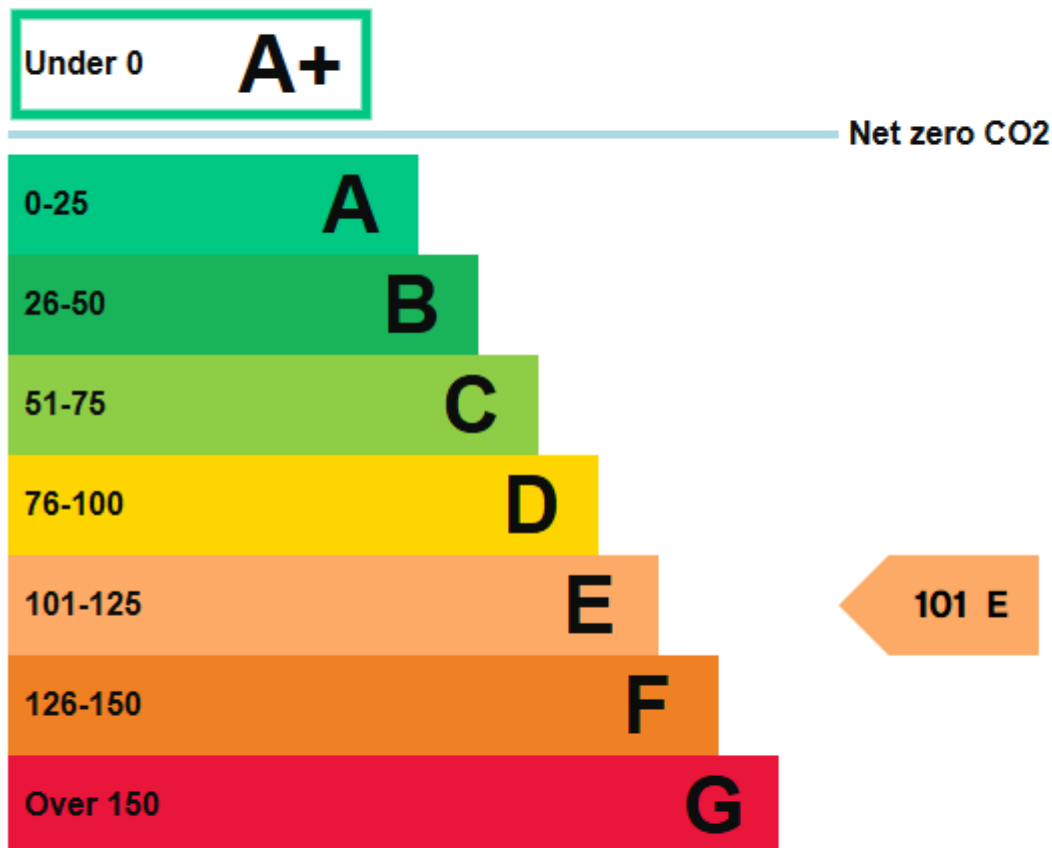
6 November 2027

Certificate number

9446-3010-0437-0690-1405

Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Energy performance certificate (EPC)

144 Tower Road
Tivdale
OLDBURY
B69 1PE

Energy rating

D

Valid until

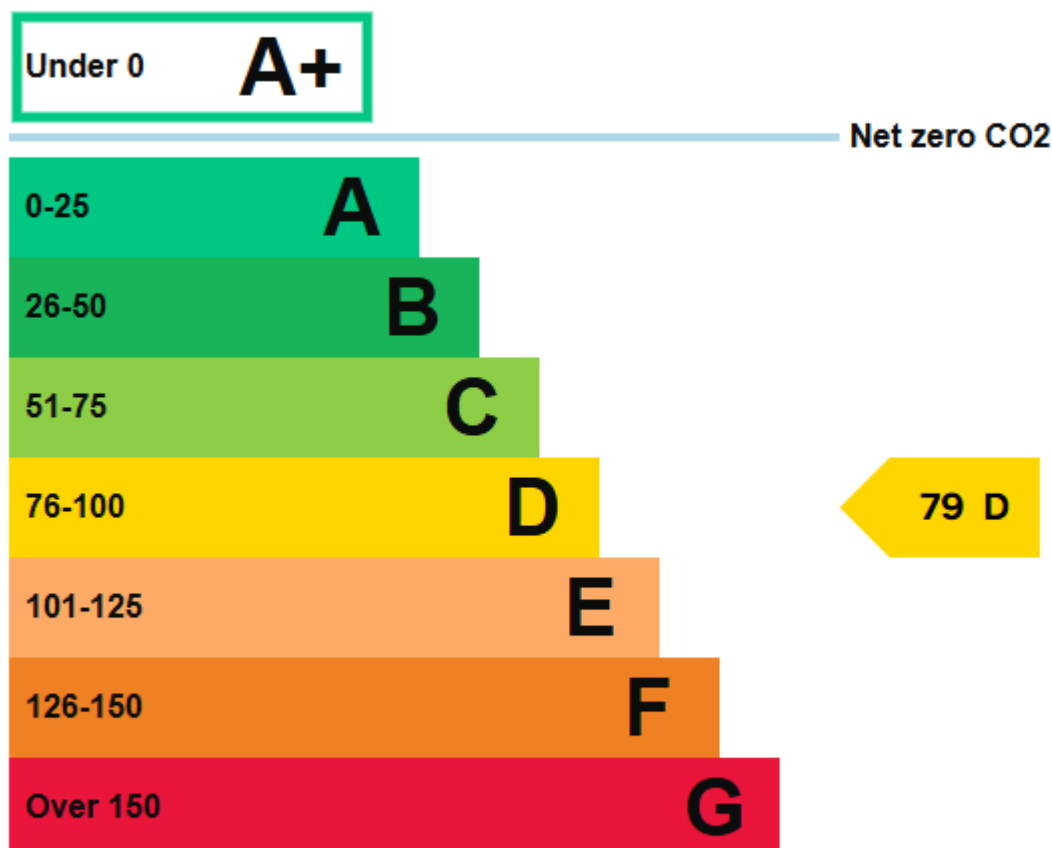
11 June 2033

Certificate number

6316-6077-4436-1534-4108

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

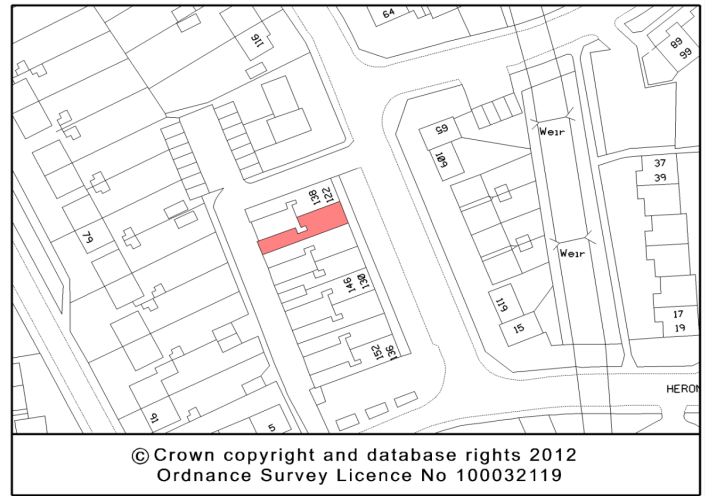
The better the rating and score, the lower your property's carbon emissions are likely to be.

The following premises are UNDER OFFER" this means the property is no longer available and will remain in the marketing particulars until formal completion of the lease.

Please do not submit an offer for these premises, as your application will be invalid.

RETAIL PREMISES

124 Brook Road, Oldbury, B68 8AE



UNDER OFFER

Location

124 Brook Road, Oldbury, comprises a retail premises with a rear shared yard situated in a parade of shops, in a residential area. The premises are considered suitable for any retail trade which does not directly conflict with other current uses within the parade.

Lease Terms

The premises will be let on a standard 5 year lease. The Lessee will be responsible for the shop front, decoration & internal repairs and payment of a service charge. The Council will be responsible for the payment of insurance, external & structural repairs but will recover the insurance premium from the tenant by way of additional rent.

Services

There is provision for electricity & water services.

Lease Conditions

The lease will be granted on the Council's standard conditions to include:

- The Lessee completing a formal lease prior to occupation of the premises.
- Any such clauses & conditions as the Council deem necessary to accommodate the lessees proposed use of the premises.
- The Lessee meeting the Council's legal costs in connection with the grant of the lease and/or any other relevant legal documentation.
- The Lessee providing a rent bond equal to 3 months of the agreed rent and to entering into a Rent Deposit Deed prior to occupation of the premises
- Prohibition against any Subletting of the premises.
- Assignment of the lease will be by prior written consent of the Council such consent only to be given on the strict understanding that the prospective tenant meets with the Council's approval and enters into any required legal documentation and/or the out-going tenant enters into an Authorised Guarantee Agreement.

Details for 124 Brook Road continued on next page

RETAIL PREMISES

124 Brook Road, Oldbury, B68 8AE

User

The retail accommodation may be used for any retail use within Class E of the Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020. which does not primarily conflict with other uses within the parade.

Other uses may be considered subject to any necessary Planning Approval being obtained.

If the proposed use is a departure from the existing planning use for the premises, then the offeror will be required to make a rental offer based upon their intended use.

For general planning enquiries or change of use enquiries, please contact the Council's Planning reception on 0121 569 4055.

Accommodation

- Retail Shop: 64.8 m² (698 sq'ft) approx

Viewing

For the intervening period while premises are being marketed, we will not be carrying out viewings.

However, virtual 360 videos are available to view shops being marketed and can be accessed via the following link:

<https://www.youtube.com/@sandwellmbcpropertysevice725/shorts>

If you are successful with your offer of rent, you will have the opportunity to view the premises once you have received formal confirmation your offer has been accepted.

Offers of Rent

All offers are to be submitted on the Council's Application to Lease form in accordance with its sealed offer procedure.

Please fill in and submit the application to lease form at:

https://my.sandwell.gov.uk/service/application_to_lease

NB PLEASE NOTE THAT THE COUNCIL IS NOT OBLIGED TO ACCEPT THE HIGHEST OFFER OF RENT OR ANY OTHER OFFER IT RECEIVES IT DEEMS UNACCEPTABLE.

Business Rates

Rateable Value £5,500 per annum.
Rates payable £2,745 per annum.

For further information regarding business rates, please contact them directly by accessing the link below for contact details.

https://www.sandwell.gov.uk/info/200308/business_rates/2248/contact_us_about_business_rates

Energy Performance Certificate

The premise has been given an energy performance rating of "C".

RETAIL PREMISES

338 Oldbury Road, Rowley Regis, B65 0QJ



UNDER OFFER

Location

338 Oldbury Road, Rowley Regis, is located within a range of other retail units which benefit from being part of Lancaster House tower block. The premises are considered suitable for any retail trade within Use Class E, which does not directly conflict with other current uses within the parade.

Lease Terms

The premises will be let on a standard 5 year lease. The Lessee will be responsible for the shop front, decoration & internal repairs and payment of a service charge. The Council will be responsible for the payment of insurance, external & structural repairs but will recover the insurance premium from the tenant by way of additional rent.

Services

There is provision for electricity & water services.

Lease Conditions

The lease will be granted on the Council's standard conditions to include:

- The Lessee completing a formal lease prior to occupation of the premises.
- Any such clauses & conditions as the Council deem necessary to accommodate the lessees proposed use of the premises.
- The Lessee meeting the Council's legal costs in connection with the grant of the lease and/or any other relevant legal documentation.
- The Lessee providing a rent bond equal to 3 months of the agreed rent and to entering into a Rent Deposit Deed prior to occupation of the premises
- Prohibition against any Subletting of the premises.
- Assignment of the lease will be by prior written consent of the Council such consent only to be given on the strict understanding that the prospective tenant meets with the Council's approval and enters into any required legal documentation and/or the out-going tenant enters into an Authorised Guarantee Agreement.

Details for 338 Oldbury Road continued on next page

RETAIL PREMISES

338 Oldbury Road, Rowley Regis, B65 0QJ

User

The retail accommodation may be used for any retail use within Class E of the Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020. which does not primarily conflict with other uses within the parade.

Other uses may be considered subject to any necessary Planning Approval being obtained.

If the proposed use is a departure from the existing planning use for the premises, then the offeror will be required to make a rental offer based upon their intended use.

For general planning enquiries or change of use enquiries, please contact the Council's Planning reception on 0121 569 4054 or alternatively email planning@sandwell.gov.uk

Accommodation

- Retail Shop: 39.95 m² (430 sq'ft) approx

Viewing

Virtual 360 videos are available to view shop premises being marketed and can be accessed via the following link:

<https://www.youtube.com/@sandwellmbcpropertyservice725/shorts>

If you are successful with your offer of rent, you will have the opportunity to view the premises once you have received formal confirmation your offer has been accepted.

Offers of Rent

All offers are to be submitted on the Council's Application to Lease form in accordance with its sealed offer procedure.

Please fill in and submit the application to lease form at:

https://my.sandwell.gov.uk/service/application_to_lease

NB PLEASE NOTE THAT THE COUNCIL IS NOT OBLIGED TO ACCEPT THE HIGHEST OFFER OF RENT OR ANY OTHER OFFER IT RECEIVES IT DEEMS UNACCEPTABLE.

Business Rates

Rateable Value £5,700 per annum.
Rates payable £2,845 per annum.

For further information regarding business rates, please contact them directly by accessing the link below for contact details.

https://www.sandwell.gov.uk/info/200308/business_rates/2248/contact_us_about_business_rates

Energy Performance Certificate

The premise has been given an energy performance rating of "C".

**Energy Performance
Certificates for premises
'UNDER OFFER'**

Energy performance certificate (EPC)

124 Brook Road
OLDBURY
B68 8AE

Energy rating

C

Valid until

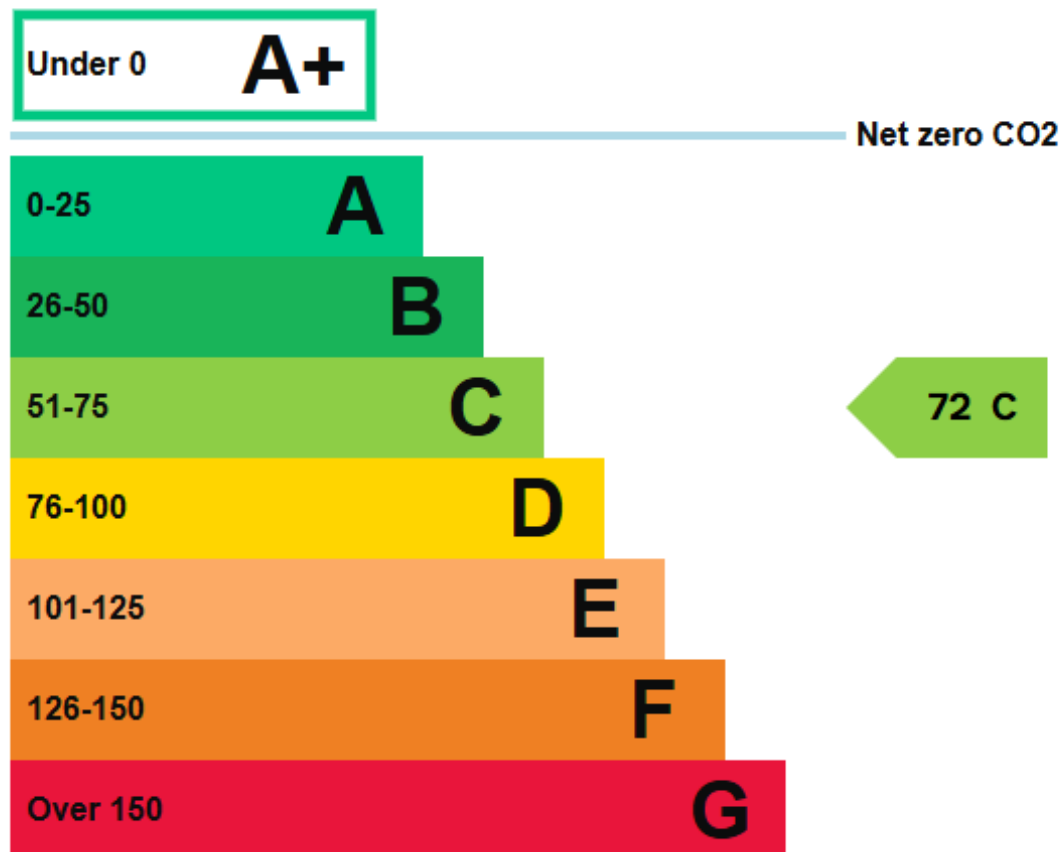
8 April 2029

Certificate number

0270-5904-0331-3820-2044

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Energy performance certificate (EPC)

338, Oldbury Road
ROWLEY REGIS
B65 0QJ

Energy rating

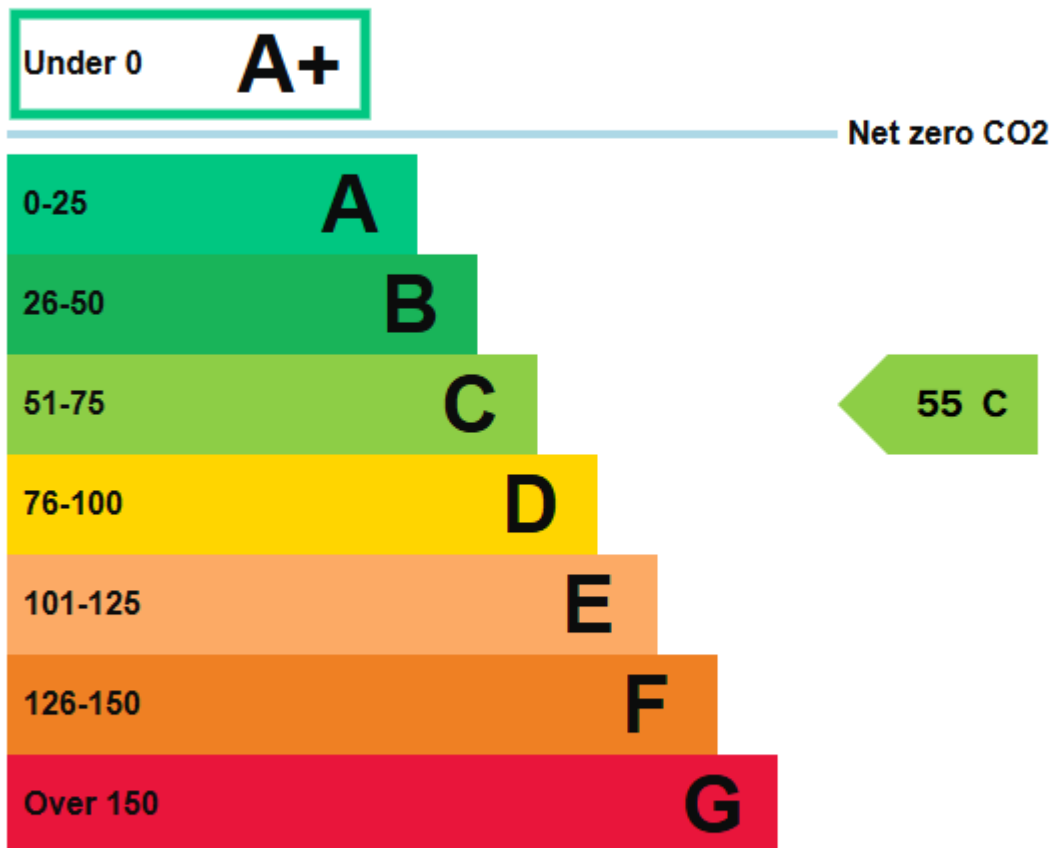
C

Valid until
21 May 2033

Certificate number
0510-4343-8736-3765-6658

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.