

# TO LET



**UNIT 16  
FOUNTAIN ARCADE  
DUDLEY  
WEST MIDLANDS  
DY1 1PG**

- ❖ **RETAIL UNIT**
- ❖ **POPULAR TOWN CENTRE LOCATION**
- ❖ **NEW LEASES AVAILABLE**

## **LOCATION**

The Fountain Arcade is located in Dudley Town Centre having frontages to the pedestrianised Market Place and Tower Street. Fountain Arcade includes Kirner Jewellers, ArcadeToy Shop, John Green Butchers etc. Nearby occupiers in the town centre include West Bromwich Building Society, HSBC Bank, Wilkinsons, Boots, River Island, Specsavers etc.

Dudley is a major Town within the West Midlands conurbation and has a resident population of 305,000 (2001 census figures). The Town is located some 10 miles west of Birmingham City Centre, 7 miles south west of Walsall and 6 miles south of Wolverhampton City Centre.

Regulated by RICS

**JOHN  
EMMS**  
*COMMERCIAL*

**CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY**



[www.johnemmscommercial.co.uk](http://www.johnemmscommercial.co.uk)  
Tel : 01384 257284

## **THE FOUNTAIN ARCADE, DUDLEY, DY1 1PF/continued...**

### **UNIT 16**

<b><u>Retail Area</u></b>	<b>155 Sq.Ft.</b>	<b>(14.4 Sq.M.)</b>
<b><u>First Floor Stores</u></b>	<b>109 Sq.Ft.</b>	<b>(10.1 Sq.M.)</b>
<b><u>W.C.</u></b>		



### **LEASE TERMS**

A new lease is available on terms to be agreed within the provisions of the Landlord & Tenant Act 1954 (Part II) as amended i.e. a business tenancy plus variable service charge.

### **REFERENCES**

Names and addresses of 3 referees to include 1 bank and 2 business/trade references will be required from the prospective tenant. These will be forwarded to the landlord for approval prior to instructing Solicitors.

### **FIXTURES & FITTINGS**

All items in the nature of fixtures and fittings referred to in these particulars will be included within the individual lettings, all other items being expressly excluded.

### **LEGAL COSTS**

Both parties to pay their own respective legal costs incurred in the transaction.



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**THE FOUNTAIN ARCADE, DUDLEY, DY1 1PF/continued...**



**RENT**

£5,000 per annum, payable quarterly in advance i  
(exclusive) of rates, service charge and other outgoings.)

**VAT**

We are advised that V.A.T. is applicable to this transaction.

**2017 Rateable Value**      **£3,050**

**EPC**    Attached.

**VIEWING**

Strictly by appointment with the Joint Agent :

**John Emms Commercial**

**Tel: 01384 257284**

**Website : [johnemmscommercial.co.uk](http://johnemmscommercial.co.uk)**

**Email : [john@johnemmscommercial.co.uk](mailto:john@johnemmscommercial.co.uk)**

**SUBJECT TO CONTRACT**

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# Energy Performance Certificate

Non-Domestic Building



16, Fountain Arcade  
DUDLEY  
DY1 1PG

Certificate Reference Number:  
9886-3055-0026-0100-2721

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 221

This is how energy efficient the building is.

Less energy efficient

## Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	39
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	208.17
Primary energy use (kWh/m <sup>2</sup> per year):	Not available

## Benchmarks

Buildings similar to this one could have ratings as follows:

44 If newly built

118 If typical of the existing stock

## Administrative Information

This is an Energy Performance Certificate as defined in the Energy Performance of Buildings Regulations 2012 as amended.

<b>Assessment Software:</b>	iSBEM v4.1.d using calculation engine SBEM v4.1.d.0
<b>Property Reference:</b>	866071580000
<b>Assessor Name:</b>	Gregg Woodall
<b>Assessor Number:</b>	NHER004478
<b>Accreditation Scheme:</b>	National Energy Services
<b>Employer/Trading Name:</b>	Gregg Woodall
<b>Employer/Trading Address:</b>	Linholm, Front Street, Ilmington, Shipston-on-Stour, Warwickshire CV36 4LB
<b>Issue Date:</b>	07 Jun 2012
<b>Valid Until:</b>	06 Jun 2022 (unless superseded by a later certificate)
<b>Related Party Disclosure:</b>	Not related to the owner.

Recommendations for improving the energy performance of the building are contained in the associated Recommendation Report - 9886-3055-0026-0100-2721.

## About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by National Energy Services. You can obtain contact details of the Accreditation Scheme at [www.nesltd.co.uk](http://www.nesltd.co.uk).

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at [www.ndepcregister.com](http://www.ndepcregister.com). The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at [www.opendatacommunities.org](http://www.opendatacommunities.org).

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. For further information about how data about the property are used, please visit [www.ndepcregister.com](http://www.ndepcregister.com). To opt out of having information about your building made publicly available, please visit [www.ndepcregister.com/optout](http://www.ndepcregister.com/optout).

There is more information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government website at: [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates). It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

## Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.