

# FOR SALE INVESTMENT



**18 OAK STREET  
QUARRY BANK  
WEST MIDLANDS  
DY5 2JH**

❖ **INDUSTRIAL INVESTMENT OF INTEREST TO THE SMALLER INVESTOR**

## **LOCATION**

The property is located in Oak Street, Quarry Bank, a short distance from the High Street and Junction with the main inter-section with Thorns Road close to the sub regional centre known as Merry Hill and a short distance from the offices development known as The Waterfront. The premises are in an established industrial location with many other industrial users nearby. Dudley Town Centre, the administrative centre of the borough, is approximately 3 miles distant to the northeast.

## **DESCRIPTION**

The property comprises a single storey Industrial Unit of steel portal framed construction with brick walls to eaves, concrete floor and pitched lined roof. The Unit incorporates Mezzanine Office (to the rear), toilet facilities and 3 phase electricity.

Regulated by RICS

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EMMS**  
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**CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY**



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

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**INDUSTRIAL UNIT**

Having concrete floor, roller shutter door, personnel access door, Powrmatic oil fired space heater (not in use).

**SUMMARY OF ACCOMMODATION**

Ground Floor	1470 Sq. Ft. (136.5 Sq.M.)
Mezzanine Office	251 Sq. Ft. ( 23.3 Sq.M.)

**OUTSIDE**

Useful concrete surfaced forecourt for parking and off street deliveries.

**2017 RATEABLE VALUE** : £6,200.

**LEASE TERMS**

The property is let to Paul Jenkins Sculptures Ltd (guaranteed by Mr. P. Webster and Ms. L.K. Barnsley) for a term of 6 years from 23<sup>rd</sup> July 2016 at a rent of £7,000 per annum (exclusive) on FRI terms. The rent is due for review in July 2019 at which date there is a tenant only Break Clause, subject to 6 months prior written notice being given by the tenant.

**LEGAL COSTS**

Each party to pay their own respective legal costs incurred in the transaction.

**SERVICES**

Mains drainage, water and electricity are available and connected to the property.

**FIXTURES & FITTINGS**

All items mentioned in the nature of fixtures and fittings referred to in these particulars are included within this disposal, all other items being expressly excluded.

**PURCHASE PRICE** Offers over £100,000 (One Hundred Thousand Pounds).

**V.A.T.** VAT is applicable to this transaction

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**VIEWING**

**By strict appointment only with the Sole Agents:**

**John Emms Commercial**

**Tel: 01384 257284**

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

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

**SUBJECT TO CONTRACT**

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# Energy Performance Certificate

Non-Domestic Building



18 Oak Street  
Quarry Bank  
BRIERLEY HILL  
DY5 2JH

Certificate Reference Number:  
0020-5967-0362-8310-4044

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 on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## 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

◀ **166**

This is how energy efficient the building is.

Less energy efficient

## Technical information

Main heating fuel:	Oil
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	179
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	160.97

## Benchmarks

Buildings similar to this one could have ratings as follows:

**40** If newly built

**107** If typical of the existing stock

## Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

<b>Assessment Software:</b>	G-ISBEM Standard v17.0 using calculation engine SBEM v4.1.d.0
<b>Property Reference:</b>	546674180000
<b>Assessor Name:</b>	David Thursfield
<b>Assessor Number:</b>	EES/008115
<b>Accreditation Scheme:</b>	Elmhurst Energy Systems
<b>Employer/Trading Name:</b>	NRG Matters
<b>Employer/Trading Address:</b>	16 Lightwoods Hill, Bearwood, Smethwick, West Midlands, B67 5EA
<b>Issue Date:</b>	10 Feb 2012
<b>Valid Until:</b>	09 Feb 2022 (unless superseded by a later certificate)
<b>Related Party Disclosure:</b>	Not related to the owner
<b>Recommendations for improving the property are contained in Report Reference Number: 9584-4012-0626-0400-3705</b>	

## If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd), together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit [www.carbontrust.co.uk](http://www.carbontrust.co.uk) or call us on **0800 085 2005**