

TO LET



**TRIDENT CENTRE
199 HIGH STREET
DUDLEY
WEST MIDLANDS
DY1 1QQ**

- ❖ **RETAIL UNIT**
- ❖ **POPULAR TOWN CENTRE LOCATION**
- ❖ **TRIDENT CENTRE CAR PARKING**
- ❖ **GREAT DEALS AVAILABLE**
- ❖ **FLEXIBLE TERMS**

LOCATION

The Trident Centre is located in Dudley Town Centre having frontages to High Street and Wolverhampton Street. Trident Centre tenants include B & M Household Goods, Subway, etc. Nearby occupiers include Yorkshire Bank, Argos etc.

Dudley is a major Town within the West Midlands conurbation and has a resident population of 312,925 (2011 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.

DESCRIPTION

The Trident Centre comprises a 1970's development of retail shopping units having good access from both High Street and Wolverhampton Street. On street car parking is available close by together with underground car parking in the Trident Centre leading directly to the "Forum" in the centre of the Mall. Shop Units also have the benefit of rear servicing.

Regulated by RICS

**JOHN
EMMS**
COMMERCIAL

CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY



www.johnemmscommercial.co.uk
Tel : 01384 257284

THE TRIDENT CENTRE, 199 HIGH STREET, DUDLEY/continued...

Floor Area

G/F 694 Sq.Ft.

F/F 479 Sq.Ft.

NIA 1173 Sq.Ft. (109.0 Sq.M.)

LEASE TERMS

The property is offered on flexible terms plus a variable Service Charge.

REFERENCES

Names and addresses of 3 referees to include one Bank and 2 business/trade references will be required from the prospective tenant. These will be forwarded to the Landlords for their 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.

SERVICES

The Agent has not tested any plant, apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. The tenant is advised to obtain their own verification.

LEGAL COSTS

Both parties to pay their own respective Legal Costs incurred in the transaction.

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

EPC Attached.

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VIEWING

Strictly by appointment with the Sole Agent :

John Emms Commercial

Tel: 01384 257284

Website : johnemmscommercial.co.uk

Email : john@johnemmscommercial.co.uk

SUBJECT TO CONTRACT

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Energy Performance Certificate

Non-Domestic Building



P D S A
199 High Street
DUDLEY
DY1 1QQ

Certificate Reference Number:
0920-7985-0374-0030-3074

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.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 91

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 128
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 109.05

Benchmarks

Buildings similar to this one could have ratings as follows:

26 If newly built

69 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

Assessment Software: G-ISBEM Standard v17.0 using calculation engine SBEM v4.1.e.5

Property Reference: 777853300000

Assessor Name: David Thursfield

Assessor Number: EES/008115

Accreditation Scheme: Elmhurst Energy Systems

Employer/Trading Name: NRG Matters

Employer/Trading Address: 16 Lightwoods Hill, Bearwood, Smethwick, West Midlands, B67 5EA

Issue Date: 17 Feb 2014

Valid Until: 16 Feb 2024 (unless superseded by a later certificate)

Related Party Disclosure: Not related to the owner.

Recommendations for improving the property are contained in Report Reference Number: 9707-4032-0847-0300-0595

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 Department's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making 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.