

TO LET MAY SELL



**31 PRIORY STREET
DUDLEY
WEST MIDLANDS
DY1 1HA**

- ❖ PROFESSIONAL OFFICES
- ❖ NEW LEASE AVAILABLE
- ❖ ON SITE CAR PARKING

LOCATION

The property is located at the junction of Priory Street and Court Passage, directly opposite the former Dudley County Court building, located a short walking distance from the Town Centre where many national and local traders are represented.

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.

Regulated by RICS

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EMMS**
COMMERCIAL

CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY



www.johnemmscommercial.co.uk
Tel : 01384 257284

31 PRIORY STREET, DUDLEY, DY1 1HA/continued...

DESCRIPTION

The property comprises a detached 3 storey rendered building with pitched slate roof, and having the benefit of gas fired central heating, burglar alarm and rear parking.

The accommodation comprises :

	<u>AREA</u>	
<u>GROUND FLOOR</u>	<u>SQ.FT.</u>	<u>SQ.M.</u>
<u>Hallway</u>		
<u>Reception Office (front)</u>		
<u>Waiting Room (rear)</u>		
<u>Consulting Room (rear)</u>		
<u>Toilet</u> with low level W.C. and wash hand basin.		
Total	470	43.6

FIRST FLOOR

With access via ground floor hallway and comprising:

<u>Consulting Room (front)</u>		
<u>Consulting Room (rear)</u>		
<u>Consulting Room (rear)</u>		
<u>Toilet</u> with low level W.C. and wash hand basin.		
Total	365	33.9

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31 PRIORY STREET, DUDLEY, DY1 1HA/continued...

	<u>AREA</u>	<u>SQ.M.</u>
	<u>SQ.FT.</u>	
<u>SECOND FLOOR</u>		
<u>Landing</u> with Store cupboard (off)		
<u>Walk in Store Room</u>		
<u>Consulting Room (front)</u>		
<u>Staff Room/Kitchen (rear)</u> having stainless steel single drainer sink unit and fitted water heater.		
<u>Consulting Room (rear)</u>		
<u>Toilet</u> with low level W.C. and wash hand basin.		
<u>Total</u>	<u>352</u>	<u>32.7</u>
<u>NET INTERNAL AREA</u>	<u>1187 Sq.Ft.</u>	<u>110.2 Sq.M.</u>

There is a Cellar housing the gas central heating boiler.

SERVICES

Mains drainage, mains water, gas and electricity are available and connected to the premises.

2017 RATEABLE VALUE

According to the VOA Website the Rateable Value is £7,800.

FIXTURES & FITTINGS

The following fixtures and fittings will be included within the letting:-

Fitted carpets throughout the property, gas central heating, boiler and radiators, plumbing and sanitary fittings, light fittings and lighting throughout the property. All other items are expressly excluded.

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PLANNING

The property has been used for many years as Medical Consulting Rooms, and we understand currently has a designated Planning use within Class D1 of the Town & Country Planning (Use Classes) Order. Alternatively the Agents consider that subject to Planning, the property would be suitable for Class B1 Offices use.

LEASE TERMS

The property is offered on new lease terms as a Business Tenancy for a minimum term of 3 years.

RENT £12,500 per annum (exclusive of rates and other outgoings).

LEGAL COSTS

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

REFERENCES

Names and addresses of referees to include one Bank and 2 business/trade references will be required from any prospective tenant. These will be forwarded to the Landlords for approval prior to instructing Solicitors.

FREEHOLD SALE

The vendors will consider a sale of the property – price on application.

V.A.T. We are advised VAT is not applicable to this transaction.

EPC Attached

VIEWING

By strict appointment with the Sole Agents :

John Emms Commercial

Tel: 01384 257284

Email: john@johnemmscommercial.co.uk

Website: www.johnemmscommercial.co.uk

SUBJECT TO CONTRACT

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Energy Performance Certificate

Non-Domestic Building



31 Priory Street
DUDLEY
DY1 1HA

Certificate Reference Number:
0980-1966-0343-7670-3024

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.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 120

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	184
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	74.17
Primary energy use (kWh/m ² per year):	426.79

Benchmarks

Buildings similar to this one could have ratings as follows:

32	If newly built
93	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.

Assessment Software:	G-ISBEM v20.0 using calculation engine SBEM v5.3.a.0
Property Reference:	124663770000
Assessor Name:	David Thursfield
Assessor Number:	EES/008115
Accreditation Scheme:	Elmhurst Energy Systems
Employer/Trading Name:	NRG Matters Limited
Employer/Trading Address:	16 Lightwoods Hill, Smethwick, B67 5EA
Issue Date:	22 Aug 2017
Valid Until:	21 Aug 2027 (unless superseded by a later certificate)
Related Party Disclosure:	Not related to the owner.

Recommendations for improving the energy performance of the building are contained in the associated Recommendation Report - 0980-1966-0343-7670-3024.

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 Elmhurst Energy Systems. You can obtain contact details of the Accreditation Scheme at www.elmhurstenergy.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. 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.

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. To opt out of having information about your building made publicly available, please visit 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. 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.