

# FOR SALE



**5 RUTLAND ROAD  
BEARWOOD  
B66 4AE**

- ❖ FREEHOLD PROPERTY
- ❖ FORMER BETTING SHOP WITH SELF CONTAINED FLAT ABOVE
- ❖ POPULAR LOCATION

## **LOCATION**

The property is located in Rutland Road close to the junction with the A.4030 Bearwood Road where many retailers and private businesses are located. Birmingham city centre is approximately 3 miles distant to the east.

## **DESCRIPTION**

The property was probably constructed circa 1900, the ground floor being a former licenced betting office and having a self contained flat above.

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

**5 RUTLAND ROAD, BEARWOOD, B66 4AE/continued...**

The internal accommodation comprises :

	<b><u>AREA</u></b>	<b><u>SQ.M.</u></b>
	<b><u>SQ.FT.</u></b>	
<b><u>GROUND FLOOR</u></b> Comprising :		
<b><u>Entrance Lobby</u></b>		
<b>Betting Shop Area</b> with solid floor, suspended ceiling.	507	47.1
<b><u>Managers Cashiers Office</u></b> with tea area off.	<u>143</u> <u>650</u> Sq.Ft.	<u>13.3</u> <u>60.4</u> Sq.M.
<b><u>Staff W.C.</u></b> with low level toilet.		
<b><u>Cellar</u></b> with steps access down to 2 rooms and housing gas central heating boiler.	163	15.1
<b><u>SECOND FLOOR FLAT</u></b> comprising 2 bedrooms, lounge, kitchen and bathroom.		

**RATING** Shop - 2017 Rateable Value is £5,900  
**ASSESSMENT** Flat – Council Tax Band A.

**TENURE** The property is offered freehold with vacant possession upon completion.

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

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

**FIXTURES & FITTINGS** All items mentioned in the nature of fixtures and fittings referred to in these particulars will be included within the transaction, all other items being expressly excluded.

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**5 RUTLAND ROAD, BEARWOOD, B66 4AE/continued...**

**EPC**

Applied for.

**PURCHASE  
PRICE**

Offers over **£225,000 (Two Hundred & Twenty Five Thousand Pounds)** for the entire property.

**VIEWING**

By strict appointment 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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Tel : 01384 257284

Flat Above, 5 Rutland Road, SMETHWICK, B66 4AE

<b>Dwelling type:</b>	Top-floor flat	<b>Reference number:</b>	2458-7024-7223-5733-1930
<b>Date of assessment:</b>	25 July 2017	<b>Type of assessment:</b>	RdSAP, existing dwelling
<b>Date of certificate:</b>	27 July 2017	<b>Total floor area:</b>	58 m <sup>2</sup>

## Use this document to:

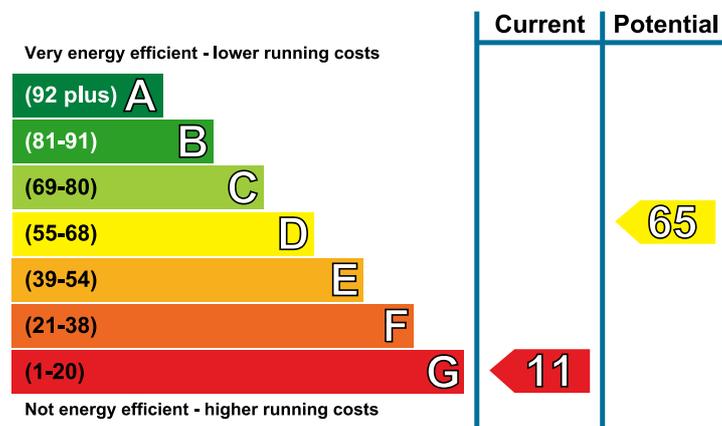
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 6,699</b>
<b>Over 3 years you could save</b>	<b>£ 4,488</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 204 over 3 years	£ 141 over 3 years	
Heating	£ 5,181 over 3 years	£ 1,650 over 3 years	
Hot Water	£ 1,314 over 3 years	£ 420 over 3 years	
<b>Totals</b>	<b>£ 6,699</b>	<b>£ 2,211</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 1,866	
2 Cavity wall insulation	£500 - £1,500	£ 1,260	
3 Low energy lighting for all fixed outlets	£20	£ 45	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

### Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Cavity wall, as built, no insulation (assumed)	★ ★ ☆ ☆ ☆
Roof	Flat, no insulation (assumed)	★ ☆ ☆ ☆ ☆
Floor	(other premises below)	—
Windows	Mostly double glazing	★ ★ ★ ★ ☆
Main heating	Electric storage heaters	★ ★ ★ ☆ ☆
Main heating controls	Manual charge control	★ ★ ☆ ☆ ☆
Secondary heating	Portable electric heaters (assumed)	—
Hot water	Electric immersion, off-peak	★ ☆ ☆ ☆ ☆
Lighting	Low energy lighting in 56% of fixed outlets	★ ★ ★ ★ ☆

Current primary energy use per square metre of floor area: 1229 kWh/m<sup>2</sup> per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

See addendum on the last page relating to items in the table above.

### Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

### Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	19,669	N/A	(4,983)	N/A
Water heating (kWh per year)	3,208			

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat, subject to meeting minimum energy efficiency requirements. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the [www.gov.uk](http://www.gov.uk) website.

## Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions you could take today to save money is available at [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator). Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Measures with a green tick  may be supported through the Green Deal finance. If you want to take up measures with an orange tick  through Green Deal finance, be aware you may need to contribute some payment up-front.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement	Green Deal finance
Flat roof or sloping ceiling insulation	£850 - £1,500	£ 622	 F28	
Cavity wall insulation	£500 - £1,500	£ 420	 E44	
Low energy lighting for all fixed outlets	£20	£ 15	 E44	
High heat retention storage heaters and dual immersion cylinder	£1,200 - £1,800	£ 439	 D65	

## Alternative measures

There are alternative measures below which you could also consider for your home.

- External insulation with cavity wall insulation
- Biomass boiler (Exempted Appliance if in Smoke Control Area)
- Air or ground source heat pump

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

Green Deal Finance allows you to pay for some of the cost of your improvements in instalments under a Green Deal Plan (note that this is a credit agreement, but with instalments being added to the electricity bill for the property). The availability of a Green Deal Plan will depend upon your financial circumstances. There is a limit to how much Green Deal Finance can be used, which is determined by how much energy the improvements are estimated to **save** for a 'typical household'.

You may be able to obtain support towards repairs or replacements of heating systems and/or basic insulation measures, if you are in receipt of qualifying benefits or tax credits. To learn more about this scheme and the rules about eligibility, call the Energy Saving Advice Service on **0300 123 1234** for England and Wales.

## 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 Ltd. You can obtain contact details of the Accreditation Scheme at [www.elmhurstenergy.co.uk](http://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.epcregister.com](http://www.epcregister.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.epcregister.com](http://www.epcregister.com). To opt out of having information about your building made publicly available, please visit [www.epcregister.com/optout](http://www.epcregister.com/optout).

**Assessor's accreditation number:** EES/008115  
**Assessor's name:** Mr. David Thursfield  
**Phone number:** 0121 4295188  
**E-mail address:** [david@nrgmatters.co.uk](mailto:david@nrgmatters.co.uk)  
**Related party disclosure:** No related party

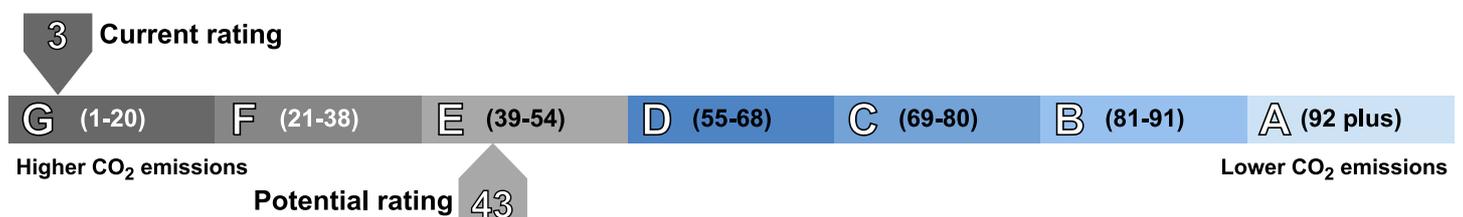
There is more information in the guidance document *Energy Performance Certificates for the marketing, sale and let of dwellings* available on the Government website at: [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates). 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.

## About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 12 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 7.4 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.



# Energy Performance Certificate

Non-Domestic Building



5, Rutland Road  
SMETHWICK  
B66 4AE

Certificate Reference Number:  
0570-0233-6189-1523-0006

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

Less energy efficient

◀ 97

This is how energy efficient the building is.

## Technical Information

Main heating fuel:	Natural Gas
Building environment:	Air Conditioning
Total useful floor area (m <sup>2</sup> ):	111
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	110.93
Primary energy use (kWh/m <sup>2</sup> per year):	648.56

## Benchmarks

Buildings similar to this one could have ratings as follows:

29	If newly built
86	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>	G-ISBEM v20.0 using calculation engine SBEM v5.3.a.0
<b>Property Reference:</b>	718102560000
<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 Limited
<b>Employer/Trading Address:</b>	16 Lightwoods Hill, Smethwick, B67 5EA
<b>Issue Date:</b>	27 Jul 2017
<b>Valid Until:</b>	26 Jul 2027 (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 - 0570-0233-6189-1523-0006.

## 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](http://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](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).

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## 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.