

TO LET



**6 & 7 PARSONS STREET
DUDLEY
WEST MIDLANDS
DY1 1JJ**

❖ **SELF CONTAINED PROFESSIONAL OFFICES**

❖ **NEW LEASE AVAILABLE**

❖ **ON SITE CAR PARKING**

LOCATION

The property is situated in the heart of the professional area of Dudley Town Centre, and within easy walking distance of the main Shopping Centre. Businesses represented nearby include Architects, Solicitors, and Accountants. Dudley MBC Council Offices are located in nearby St. James's Road.

DESCRIPTION

The property comprises self contained Offices on ground and first floors, at the end of a terrace of similar professional Offices of brick construction with asbestos slate roofs. The accommodation is ideally suited to professional or associated use.

19.7.21

Regulated by RICS

**JOHN
EMMS**
COMMERCIAL

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www.johnemmscommercial.co.uk

Tel : 01384 257284

6 & 7 PARSONS STREET, DUDLEY/Continued.....

ACCOMMODATION

The Offices are gas fired centrally heated and fully carpeted throughout.

	<u>SQ.FT.</u>	<u>AREA</u> <u>SQ.M.</u>
<u>ON THE GROUND FLOOR</u>		
<u>Entrance Lobby</u> leads to: -		
<u>Reception Office</u>	172	16.0
Steps up lead to: -		
<u>Office 1. (front)</u>	136	12.6
<u>Office 2. (rear)</u>	159	14.8
<u>Office 3. (rear)</u>	105	9.8
<u>Tea Preparation Area</u>	40	3.7

Separate Ladies & Gents Toilets

Comprising low level W.C. and wash hand basin to each.

Basement/Cellar Room

Stairs to: -

FIRST FLOOR

Central landing leads to: -

<u>Office 1. (front)</u>	104	9.6
<u>Office 2. (front)</u>	161	14.9

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Office 3. (rear) 181 16.8

Office 4. (rear) 184 17.1

Tea Preparation Area 13 1.2

Having stainless steel single drainer sink unit.

Separate Ladies & Gents Toilets

Each comprising low level W.C.

NET INTERNAL AREA **1255 SQ.FT.** **116.5 SQ.M.**

EXTERNALLY Car parking is available immediately to the rear of the property on separate Licence Agreement.

2017 RATEABLE VALUE £7,700.

TENURE

The property is offered on new Lease terms for 3 years as a Business Tenancy under the provisions of the Landlord & Tenant Act 1954 (Part II) as amended.

REPAIRS & DECORATIONS

The property will be leased on full repairing and insuring terms.

LEGAL COSTS

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

REFERENCES

Names and addresses of 3 referees to include 1 Bank and 2 business/trade references will be required from the prospective tenant. Landlord's approval will be sought prior to instructing Solicitors.

FIXTURES & FITTINGS

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

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ENERGY PERFORMANCE CERTIFICATE Attached.

RENT

£8,500.00 per annum (ex), rent is payable quarterly in advance on the usual quarter days.

V. A. T

We are advised VAT does apply to this transaction.

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

19.7.21

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