

# TO LET



**222-223 HIGH STREET  
DUDLEY  
WEST MIDLANDS  
DY1 1PD**

- ❖ **LARGE RETAIL STORE IN HISTORIC MARKET TOWN**
- ❖ **TEMPORARY OCCUPATION AVAILABLE**
- ❖ **BUSINESS RATES EXEMPT UNTIL APRIL 2021**
- ❖ **SALES AREA - 4,103 SQ.FT. (381.18 SQ.M.)**

## **LOCATION**

Location The subject premises front the prime section of the pedestrianised High Street. Retailers in the immediate vicinity include, Wilkinson, Poundland, Bon Marche, Superdrug and New Look as can be seen from the attached traders extract.

## **DESCRIPTION**

The premises comprise a retail unit arranged on ground, first and second floor levels, together with the benefit of rear servicing.

Regulated by RICS

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EMMS**  
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Tel : 01384 257284

**222-223 HIGH STREET, DUDLEY, WEST MIDLANDS, DY1 1PD.....Continued**

Accommodation Gross Frontage 8.87 m 29ft 2ins  
Internal Width 8.44m (Narrowing to 7.75m) 27ft 9ins (Narrowing to 25ft 6ins)  
Built Depth 31.69m 104ft 4ins

<b><u>Ground Floor Sales</u></b>	2,373 Sq. Ft (220.46 Sq. M.)
<b><u>First Floor Sales</u></b>	1,730 Sq. Ft (160.72 Sq. M.)
<b><u>First Floor Stores</u></b>	534 Sq. Ft ( 49.61 Sq. M)
<b><u>Second Floor Ancillary</u></b>	312 Sq. Ft. ( 28.99 Sq. M.)
<b><u>NET INTERNAL AREA</u></b>	<b><u>4,949 SQ.FT. (459.78 SQ.M.)</u></b>

**LEASE**

Available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

**RENTAL**

£30,000 per annum exclusive of business rates, VAT and building insurance.

**RATING ASSESSMENT**

Rateable Value £44,250. This information is for guidance purposes only. Interested parties are advised to make their own enquiries the Valuation Office. No business rates are payable until at least April 2021.

**EPC RATING** Available.

**LEGAL COSTS**

Each Party are to be responsible for their own legal costs incurred within the proposed transaction.

**SERVICES**

It is understood mains electricity, water and drainage are available to the property.

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 from their solicitor or surveyor.

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

**VIEWING** By strict appointment with the Joint 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)**

**OR**

**Rowley Hughes Thompson - Tel: 0121 212 7800**

**SUBJECT TO CONTRACT**

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# Energy Performance Certificate

Non-Domestic Building



River Island Clothing Co  
222 High Street  
DUDLEY  
DY1 1PD

Certificate Reference Number:  
2709-3043-0900-0800-3091

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



Less energy efficient

## Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m <sup>2</sup> ):	569
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	59.13
Primary energy use (kWh/m <sup>2</sup> per year):	349.75

## Benchmarks

Buildings similar to this one could have ratings as follows:

30	If newly built
87	If typical of the existing stock

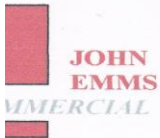
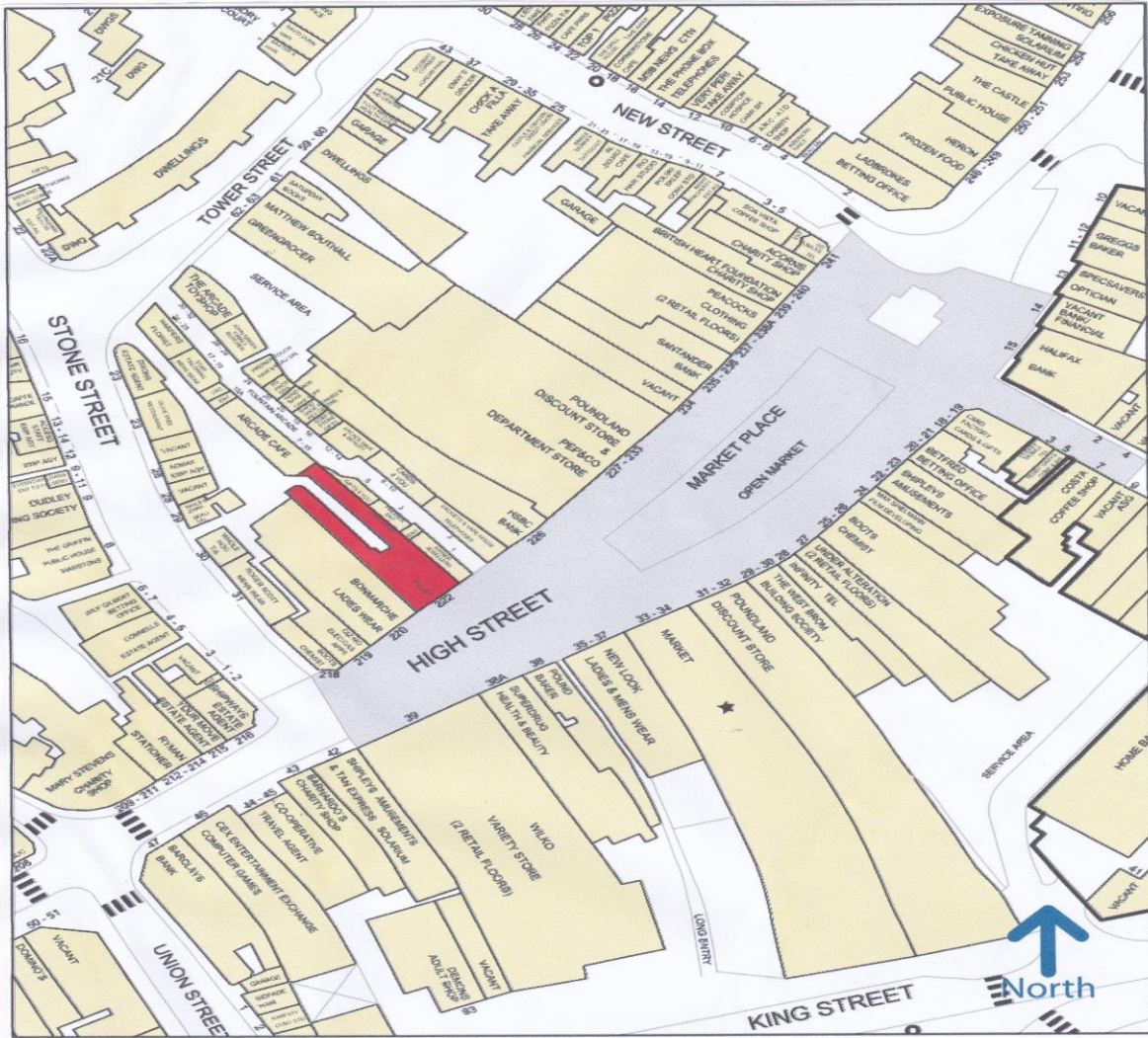
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