

# TO LET



**CLB HOUSE**  
**13-14 STONE STREET**  
**DUDLEY**  
**WEST MIDLANDS**  
**DY1 1NS**

- ❖ **PROFESSIONAL OFFICES**
- ❖ **HISTORIC MARKET TOWN**
- ❖ **ON SITE CAR PARKING**

## **LOCATION**

The property is located within the town centre in busy Stone Street, being a short distance from the pedestrianised market place. The property, previously professional offices, is situated close to the Dudley Building Society. Nearby occupiers include Connells Estate Agents, Wilkinsons etc. Dudley is the 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 southwest of Walsall, and 6 miles south of Wolverhampton City Centre.

## **DESCRIPTION**

The property comprises ground floor, first and second floor offices together with cellar/basement. The property is gas fired centrally heated (no test has been applied.)

Regulated by RICS

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The internal accommodation comprises.

	<u>AREA</u> <u>SQ.FT.</u>	<u>SQ.M.</u>
<b><u>GROUND FLOOR</u></b> With solid floor, plate glass windows, suspended ceilings and fluorescent strip lighting.	368	34.2
Stairs to <b><u>FIRST FLOOR</u></b> Comprising office (front) 114 Sq.Ft. Office (rear) 146 Sq.Ft. With separate ladies and gents toilets	260	24.1
Stairs to <b><u>SECOND FLOOR</u></b> Comprising central landing Office (front) 259 Sq.Ft. Kitchen/Tea Making Area 105 Sq.Ft.	364	33.8
<b><u>CELLAR</u></b> Comprising 2 rooms, with electricity meter and gas central heating boiler, raised settles.	144	13.4
<b><u>NET INTERNAL AREA</u></b>	<b><u>1136 SQ.FT.</u></b>	<b><u>105.5 SQ.M.</u></b>

**SERVICES**

Mains electricity, water, drainage and gas are available to the property. We have not checked the efficacy nor the capacity of the services installations or connections. We recommend interested parties to confirm these to be adequate for their own requirements.

**2017 RATEABLE VALUE**

£8,500.00 (Small Business Rates Relief may apply)

**TENURE**

The property is offered by way of a new lease for a minimum term of 3 years on full repairing and insuring terms, to be granted within the provisions of the Landlord & Tenant Act 1954 (Part II) as amended, i.e. a business tenancy.

**RENT**

The present rent of **£15,000.00 per annum** (exclusive of rates and other outgoings) is applicable until the lease termination date.

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**REFERENCES**

Three references to include 1 Bank and 2 business/trade references will be required from any intending applicant. These will be submitted to the Landlords for approval prior to instructing Solicitors.

**FIXTURES & FITTINGS**

Fitted carpets throughout the property, suspended ceilings, toilets and sanitary ware, stainless steel single drainer sink unit and plumbing items plus fitted kitchen base unit and all cupboards. Fitted security alarm, gas central heating boiler, fitted central heating radiators and associated pipework, All other items are expressly excluded.

**LEGAL COSTS**

Each party to be responsible for their own legal costs incurred in the transaction.

**VAT**

We are advised VAT is not applicable to this transaction.

**EPC**

Available with these particulars.

**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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