

TO LET



**PART GROUND FLOOR &
FIRST FLOOR OFFICES
CROSS OFFICES
SUMMERHILL
KINGSWINFORD
WEST MIDLANDS
DY6 9JE**

❖ **SELF CONTAINED PROFESSIONAL OFFICES**

❖ **NEW LEASE AVAILABLE**

❖ **ON SITE CAR PARKING**

LOCATION

The property is situated in the heart of the professional and retail area of Kingswinford Town Centre, in an area known locally as 'The Cross' close to the junction with Moss Grove, Market Street and High Street, Kingswinford. The property is directly opposite The Cross Shopping Centre.

Kingswinford is one of the principal towns in the Dudley MBC area. Dudley Town Centre is approximately 4 miles distant to the estate, Wolverhampton City Centre approximately 9 miles distant to the north.

Regulated by RICS

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www.johnemmscommercial.co.uk
Tel : 01384 257284

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ACCOMMODATION

The property comprises self-contained offices on the first floor and part ground floor to the rear in an extended detached building, originally Edwardian, and part rendered or rough cast to the main elevations with pitched tiled roof plus extensions with flat mineral felted roofs. There is separate car parking accessed from Summerhill to the left hand side of the property.

SQ.FT

SQ.M.

FIRST FLOOR OFFICES

With ground floor access and stairs leading to first floor linear accommodation having been extended from the original building and comprising reception area and 5 offices with gas central heating

First Floor Net Internal Area

886 Sq.Ft.

82.3 Sq.M.

Ladies Toilet

Having low level W.C, wash hand basin, wall mounted Worcester Bosch gas central heating boiler.

Gents Toilet

Having low level W.C. and wash and basin.

Stairs down to:-

GROUND FLOOR OFFICES (Rear)

Having self-contained separate access from rear of property. Comprising 2 offices.

Ground Floor Net Internal Area

226 Sq.Ft.

21.0 Sq.M.

TOTAL NET INTERNAL AREA OF OFFICES

1112 SQ.FT.

103.3 SQ.M.

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EXTERNALLY

Car Parking

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



2017 RATEABLE VALUE

| | |
|---------------------|--------|
| First Floor | £6,000 |
| Ground Floor (Rear) | £2,000 |

TENURE

The property is offered on new lease terms for a period to be agreed as a business tenancy within the provisions of the Landlord & Tenant Act 1954 (Part II) as amended.

REPAIRS & DECORATIONS

The property will be leased on internal repairing and maintaining and decorating terms plus service charge.

INSURANCE

The Landlord will insure the property and recharge the insurance premium pro rata.

LEGAL COSTS

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

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REFERENCES

Name and addresses of 3 referees to include 1 bank and 2 business/trade references will be required from the prospective tenant. Landlords 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.

ENERGY PERFORMANCE CERTIFICATE Attached.

RENT

£12,000.00 per annum (exclusive of rates and other outgoings) for initial rent of the property until first rent review.

V.A.T. We are advised VAT does not apply to this transaction.

CAR PARKING Available under separate terms.

VIEWING

Strictly by prior 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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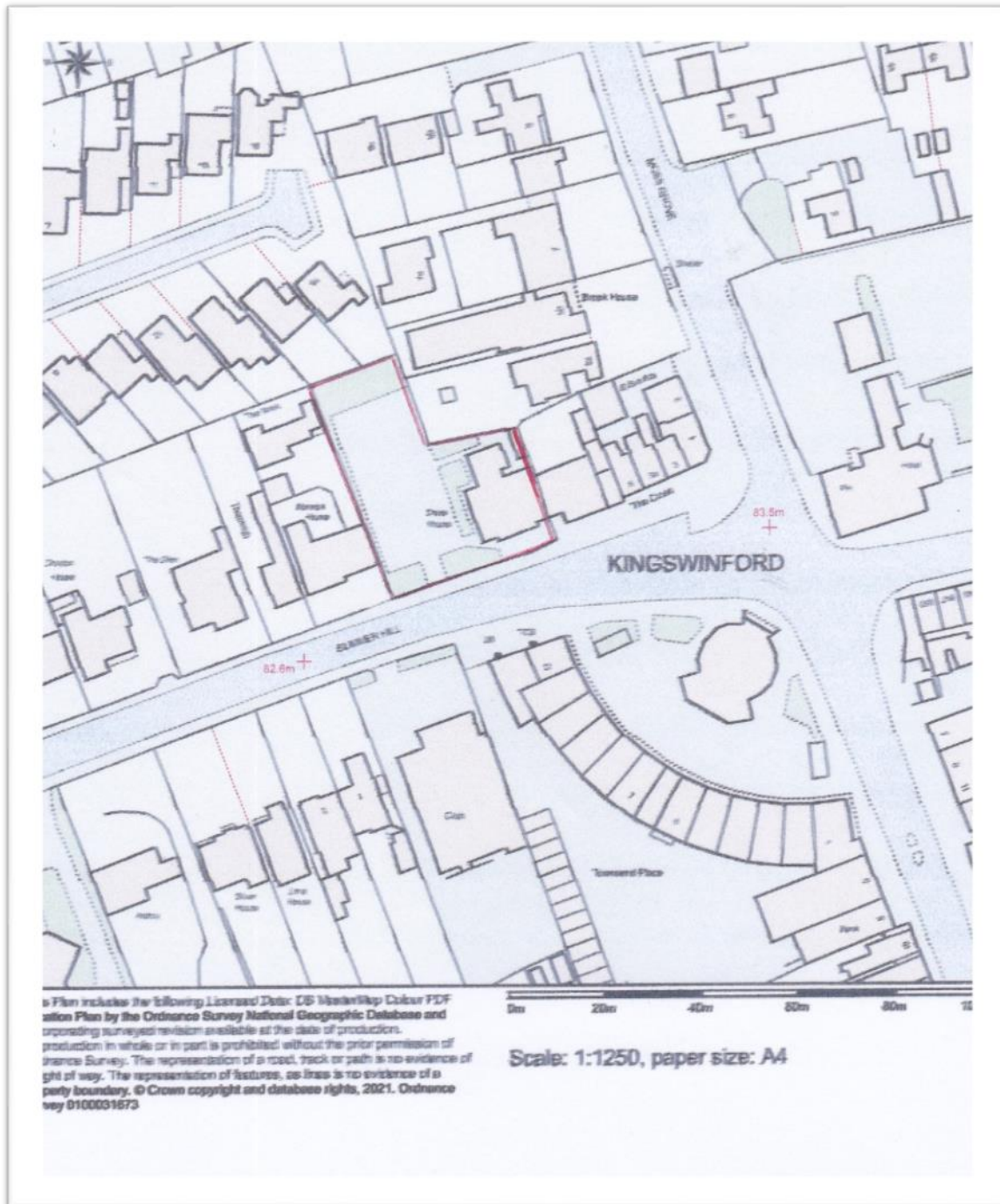
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Energy performance certificate (EPC)

| | | |
|---|---------------------------|---|
| Blount Hemmings Cross House Summerville Aldershot, WIMBORNE DN3 3JE | Energy rating D | Valid until 5 April 2032 Certificate number: 4882-8837-1202-2526-5899 |
|---|---------------------------|---|

Property type B1 Offices and Workshop businesses
Total floor area 127 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is D.

How this property compares to others

Properties similar to this one could have ratings:

If newly built 27 | B

If typical of the existing stock 79 | D

Properties are given a rating from A+ (most efficient) to G (least efficient).

Breakdown of this property's energy performance

| | |
|---|---------------------------------|
| Main heating fuel | Natural Gas |
| Building environment | Heating and Natural Ventilation |
| Assessment level | 3 |
| Building emission rate (kgCO ₂ /m ² per year) | 79.62 |
| Primary energy use (kWh/m ² per year) | 461 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(energy-certificates/6944-2136-7064-9737-5577\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69442/136-7064-9737-5577.pdf).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

| | |
|-----------------|--|
| Assessor's name | Mark McGuinness |
| Telephone | 07590 024290 |
| Email | gallowbridge@btinternet.com |

Accreditation scheme contact details

| | |
|----------------------|--|
| Accreditation scheme | Elmhurst Energy Systems Ltd |
| Assessor ID | EES/018665 |
| Telephone | 01465 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

Assessment details

| | |
|------------------------|---|
| Employer | Gallowbridge Limited |
| Employer address | 63 Bowling Green Road, Stourbridge, DY8 3RZ |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 1 April 2022 |
| Date of certificate | 6 April 2022 |