

FOR SALE



**ZICAM HOUSE
4 FIRS STREET
DUDLEY
WEST MIDLANDS
DY2 7DN**

- ❖ PROFESSIONAL OFFICES
- ❖ CAR PARKING ON SITE
- ❖ EASY ACCESS TO DUNCAN EDWARDS WAY
- ❖ ALTERNATIVE RESIDENTIAL DEVELOPMENT POTENTIAL – SUBJECT TO PLANNING

LOCATION

4 Firs Street are professional offices within walking distance of the central retailing area/town centre of Dudley. Public transport links are also within easy walking distance.

Dudley is the administrative centre of the Metropolitan Borough and is located approximately 8 miles west of Birmingham City Centre and 9 miles south of Wolverhampton City Centre.

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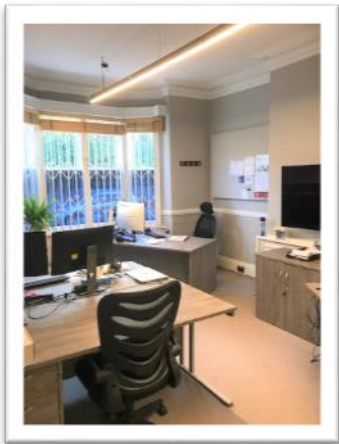


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4 FIRS STREET, DUDLEY, WEST MIDLANDS, DY2 7DN.....Continued

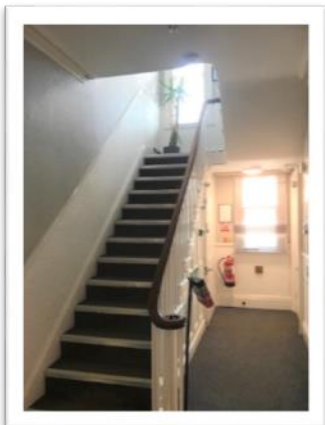
ACCOMMODATION

The property comprises self-contained period office accommodation which has been decorated to a high standard and includes wooden suspended floors to upper parts, solid floors to other areas, fitted carpets, gas fired central heating, feature cast iron radiators to some offices and meeting rooms, high standard ladies and gents toilet facilities, shower etc. External storage, garage and additional mezzanine store to rear, vehicular access is via a gated driveway to the right hand side of the property.



Accommodation comprises:-

	<u>SQ.FT.</u>	<u>AREA</u> <u>SQ.M.</u>
<u>Lower Ground Floor</u> With storage, kitchen and separate W.C.	600	55.7
<u>Ground Floor</u> Comprising 3 offices plus kitchen.	724	67.2



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	<u>SQ.FT.</u>	<u>AREA</u> <u>SQ.M.</u>
<u>First Floor</u> Comprising 4 offices including board room plus male/female W.C., shower room with additional toilet.	640	59.5



Second Floor Attic Store
With low ceiling height.

147 13.6

NET INTERNAL AREA

2,111 SQ.FT. 196.0 SQ.M.

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		<u>SQ.FT.</u>	<u>AREA</u> <u>SQ.M.</u>
<u>EXTERNALLY</u>			
Car parking for 6 vehicles.			
<u>Rear Store</u>		325	30.2
<u>Additional Garage</u>	350 Sq.Ft.		
<u>First Floor Store</u>	<u>317 Sq.Ft.</u>	<u>667</u>	<u>61.9</u>
<u>TOTAL AREA</u>		<u>992 SQ.FT.</u>	<u>92.1 SQ.M.</u>



RATING ASSESSMENT

The Valuation Office Agency website indicates the 2023 Rateable Value is £11,500.

TERMS

The property is available freehold with vacant possession upon completion.

ENERGY PERFORMANCE CERTIFICATE Rating C.

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FIXTURES AND FITTINGS

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

PURCHASE PRICE

Offers around **£295,000.00 (Two Hundred & Ninety Five Thousand Pounds).**

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

LEGAL COSTS

Each party to pay their own respective legal costs incurred in the 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

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Energy performance certificate (EPC)											
SCAM HOUSE 4 FIRS STREET DUDLEY DY2 7DN	Energy rating C Valid until 9 May 2021 Certificate number 0143-9134-5584-3893-4634										
Property type B1 Offices and Workshop businesses Total floor area 272 square metres											
Rules on letting this property Properties can be let if they have an energy rating from A+ to E.											
Energy efficiency rating for this property This property's current energy rating is C.	How this property compares to others Properties similar to this one could have ratings: If newly built: 26 B If typical of the existing stock: 78 D										
Breakdown of this property's energy performance <table border="1"> <tbody> <tr> <td>Main heating fuel</td> <td>Natural Gas</td> </tr> <tr> <td>Building environment</td> <td>Heating and Natural Ventilation</td> </tr> <tr> <td>Assessment level</td> <td>3</td> </tr> <tr> <td>Building emission rate (kgCO₂m² per year)</td> <td>43.92</td> </tr> <tr> <td>Primary energy use (kWh/m² per year)</td> <td>255</td> </tr> </tbody> </table>		Main heating fuel	Natural Gas	Building environment	Heating and Natural Ventilation	Assessment level	3	Building emission rate (kgCO ₂ m ² per year)	43.92	Primary energy use (kWh/m ² per year)	255
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Primary energy use (kWh/m ² per year)	255										

Recommendation report	
Guidance on improving the energy performance of this property can be found in the recommendation report (https://www.commerce.co.uk/14/62/14/5847-4216-2172).	
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: Steven Messam Telephone: 02476 444111 Email: steve@midlandsec.co.uk	Assessment details Employer: Midland EPC (Commercial) Limited Employer address: 2nd Floor, 2 Queen Victoria Road, Coventry, CV1 3JH Date of assessment: 15 April 2021 Date of certificate: 10 May 2021



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