

TO LET

BY KIND INSTRUCTION OF DUDLEY MBC



GROUND FLOOR SHOP
38 POOLE CRESCENT
COSELEY
BILSTON
WEST MIDLANDS
WV14 8SR

❖ **LOCK UP SHOP**

❖ **WOULD SUIT HAIR SALON OR OTHER RETAIL USE**

❖ **POPULAR LOCATION**

LOCATION

The property is situated in a neighbourhood parade of shops in Poole Crescent, Coseley, Bilston, close to the junction of Poole Crescent with Rainbow Street. The shop is predominantly in a residential area. Coseley Train Station is nearby

Wolverhampton City Centre approximately 4 miles to the north and Dudley Town Centre approximately 4 miles to the southwest.

Regulated by RICS

**JOHN
EMMS**
COMMERCIAL

CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY



www.johnemmscommercial.co.uk

Tel : 01384 257284

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DESCRIPTION

The property comprises a ground floor lock up shop, most recently a Hair Salon. The internal accommodation comprises.

	<u>AREA</u>	
	<u>SQ.FT.</u>	<u>SQ.M.</u>
<u>RETAIL AREA/SALON (front)</u>	257	23.9
Having solid floor, artexed ceiling and fluorescent strip lighting.		
<u>KITCHEN/TEA MAKING (Rear)</u>	90	8.3
Having solid floor, Formica worktop and base units, stainless steel single drainer sink unit, high level copper cylinder.		
<u>NET INTERNAL AREA</u>	<u>347 SQ.FT.</u>	<u>32.2 SQ.M.</u>

EXTERNALLY

Personnel access door to rear leads to outside toilet.

2023 RATEABLE VALUE £2,550

TENURE

The property is available on new lease terms to be agreed. The lease would be granted on internal repairing and insuring terms plus service charge to contribute towards external repairs and maintenance. Length of lease to be agreed – minimum term 3 years.

FIXTURES & FITTINGS

All fixtures and fittings to include light fittings, tea making facility in kitchen, copper cylinder will be included in the letting, all other items being expressly excluded.

RENT

Year 1. £5,200.00 per annum (exclusive of rates and other outgoings)
Years 2 & 3 £6,000.00 per annum (exclusive of rates and other outgoings)

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SERVICES

It is understood mains, electricity, water and drainage are available to the property. Gas is not connected. The agents have not tested any apparatus, equipment, fixtures and fittings or services, and cannot verify that they are in working order or fit for purpose. The applicants are advised to obtain their own verification from their solicitor or surveyor.

LEGAL COSTS

Each party to pay their own legal costs incurred in the transaction.

REFERENCES

Satisfactory references to include one bank and two business/trade references will be required from applicants intending to lease the property.

V. A. T.

We are advised VAT is not applicable to this transaction.

VIEWING By strict appointment with the Sole Agent :

John Emms Commercial

Tel : 01384 257284

Email : john@johnemmscommercial.co.uk

Website : www.johnemmscommercial.co.uk

SUBJECT TO CONTRACT

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14/07/2023, 12:15 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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How this property compares to others

Properties similar to this one could have ratings:

- If newly built: **A**
- If typical of the existing stock: **17 A**

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Energy performance certificate (EPC)

38 Poole Crescent
COSELEY
WV14 8SR

Energy rating: **E**

Valid until: 13 July 2033

Certificate number: 4307-4654-4334-4116-4326

Property type: Retail/Financial and Professional Services

Total floor area: 32 square metres

Rules on letting this property

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

Energy rating and score

This property's current energy rating is E.

Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	42.75
Primary energy use (kWh/m2 per year)	451

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report](#) (energy-certificates/274-8686-5264-4271-E006).

1/3 <https://www.energy-certificates.service.gov.uk/energy-certificates/4307-4654-4334-4116-4326/print-view>

2/3 <https://www.energy-certificates.service.gov.uk/energy-certificates/4307-4654-4334-4116-4326/print-view>

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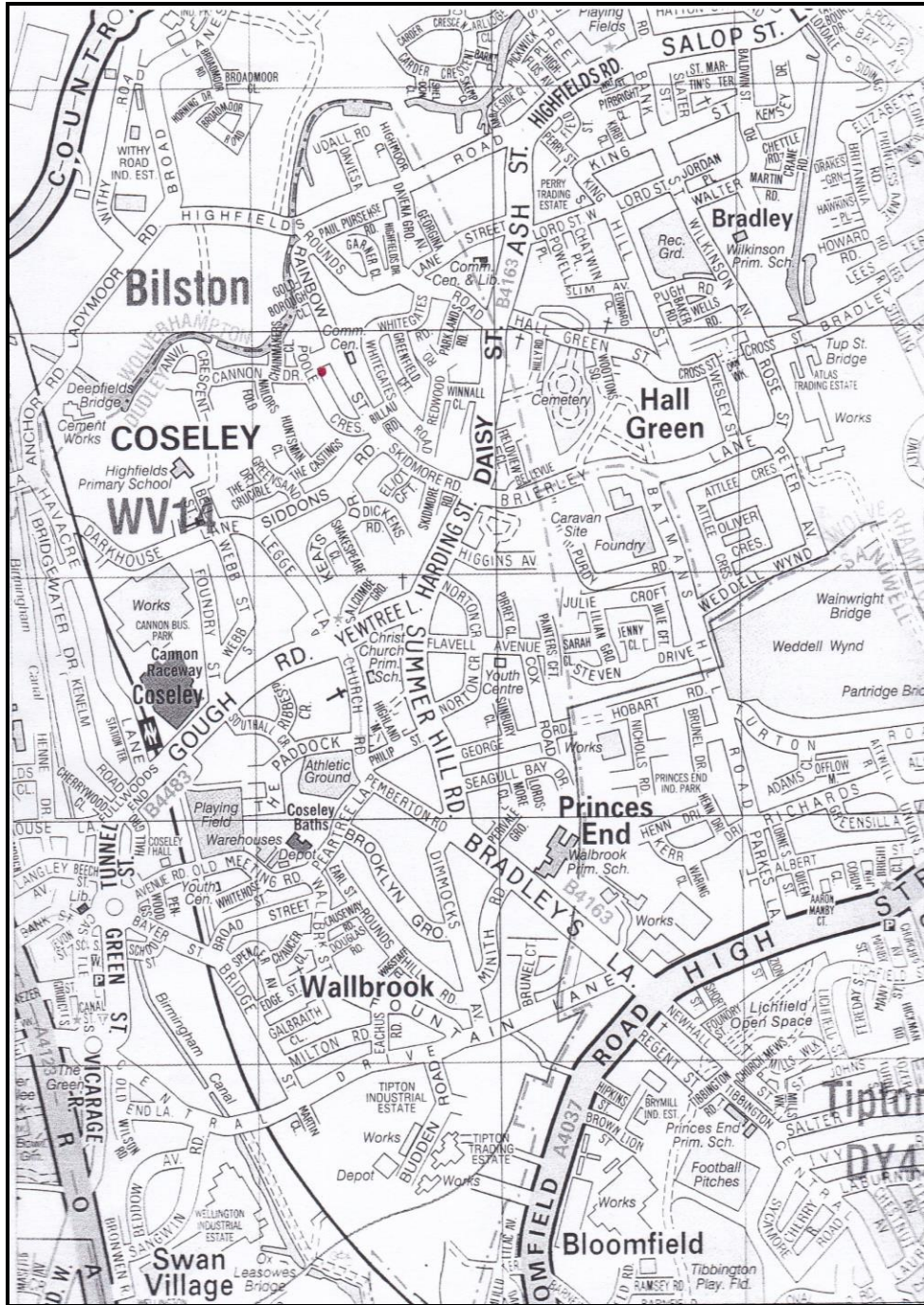
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