

TO LET



**179-183 HIGH STREET
DUDLEY
WEST MIDLANDS
DY1 1QF**

- ❖ **NEW LEASE AVAILABLE**
- ❖ **HIGH STREET SHOP**
- ❖ **HISTORIC MARKET TOWN**

LOCATION

The property is located in Dudley Town Centre in the one way section of the High Street opposite Provision House and the T junction with Vicar Street. Nearby traders include many local businesses, hot food takeaways, hair dressers, Trident Centre (which includes B & M), Wilkinsons, Barclays Bank etc. Dudley is a 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 southwest of Wolverhampton City Centre.

The Dudley town centre section of the Midland Metro route (Wednesbury to Brierley Hill extension) is expected to be completed in mid 2024. This will provide additional connectivity between Wolverhampton and Birmingham across the Black Country region.

Regulated by RICS

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Tel : 01384 257284

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ACCOMMODATION

The self-contained property comprises ground floor retail space with extensive first floor extending across adjacent retail units. The property benefits from a large rear yard with loading access and entry to the premises.:-

	<u>AREA</u>	
	<u>SQ.FT.</u>	<u>SQ.M.</u>
<u>Ground Floor</u>	2,767	257.0
<u>First Floor</u>	6,004	557.8
<u>TOTAL AREA</u>	<u>8,771 SQ.FT.</u>	<u>814.8 SQ.M.</u>

RATING ASSESSMENT

The Valuation Office Agency website indicates the 2023 Rateable Value is £16,000.

TENURE

The property is available on new business terms to be agreed. The lease will be granted on internal repairing and insuring terms plus contribution towards service charge for external repairs and maintenance. The lease will exclude security of tenure provisions of the Landlord & Tenant Act 1954 (Part II).

INSURANCE

The tenant will be charged property insurance pro rata.

FIXTURES AND FITTINGS

Fitted lighting, toilets and wash hand basins throughout the property, suspended ceilings (as fitted).

PLANNING

The property was formerly an Argos Store and presently benefits from Class E retail consent.

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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ENERGY PERFORMANCE CERTIFICATE Rating E.

LEGAL COSTS

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

RENT

£25,000.00 per annum (exclusive of rates and other outgoings)

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

VIEWING By strict appointment with the Sole Agents:

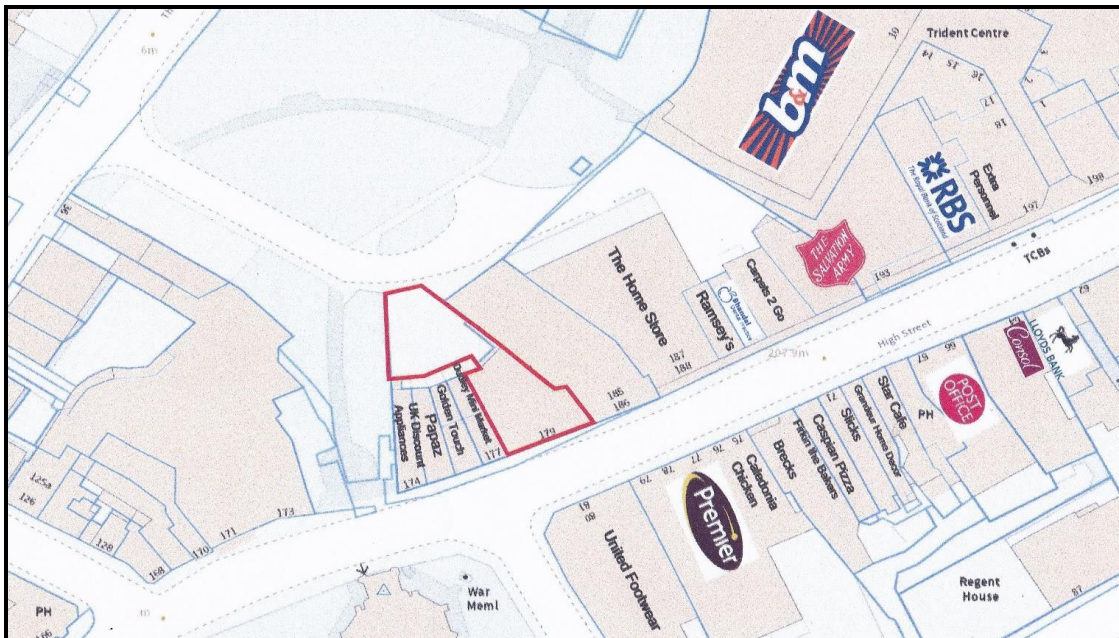
John Emms Commercial

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Email: john@johnemmscommercial.co.uk

Website : www.johnemmscommercial.co.uk

SUBJECT TO CONTRACT



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Energy performance certificate (EPC)																									
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<p>Rules on letting this property</p> <p>Properties can be let if they have an energy rating from A+ to E.</p>																									
<p>Energy rating and score</p> <p>This property's current energy rating is E.</p> <p>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.</p> <p>Under 2 A+ (0-10) A (11-20) B (21-30) C (31-40) D (41-50) E (51-60) ← 117 E F (61-70) G (71-80)</p>																									
<p>How this property compares to others</p> <p>Properties similar to this one could have ratings:</p> <p>If newly built: 31 B</p> <p>If typical of the existing stock: 92 D</p>																									
<p>Breakdown of this property's energy performance</p> <table border="1"> <tr> <td>Main heating fuel</td> <td>Natural Gas</td> </tr> <tr> <td>Building environment</td> <td>Air Conditioning</td> </tr> <tr> <td>Assessment level</td> <td>3</td> </tr> <tr> <td>Building emission rate (kgCO2/m2 per year)</td> <td>89.84</td> </tr> <tr> <td>Primary energy use (kWh/m2 per year)</td> <td>525</td> </tr> </table>		Main heating fuel	Natural Gas	Building environment	Air Conditioning	Assessment level	3	Building emission rate (kgCO2/m2 per year)	89.84	Primary energy use (kWh/m2 per year)	525														
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<p>Recommendation report</p> <p>Guidance on improving the energy performance of this property can be found in the recommendation report (energy-certificate/0060-7265-0430-0060-6000).</p>																									
<p>Who to contact about this certificate</p> <p>Contacting the assessor If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.</p> <table border="1"> <tr> <td>Assessor's name</td> <td>Mark McGuinness</td> </tr> <tr> <td>Telephone</td> <td>07590 024290</td> </tr> <tr> <td>Email</td> <td>gallowbridge@btinternet.com</td> </tr> </table> <p>Contacting the accreditation scheme If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.</p> <table border="1"> <tr> <td>Accreditation scheme</td> <td>Elmhurst Energy Systems Ltd</td> </tr> <tr> <td>Assessor's ID</td> <td>EES/019665</td> </tr> <tr> <td>Telephone</td> <td>01455 883 250</td> </tr> <tr> <td>Email</td> <td>enquiries@elmhurstenergy.co.uk</td> </tr> </table> <p>About this assessment</p> <table border="1"> <tr> <td>Employer</td> <td>Gallowbridge Limited</td> </tr> <tr> <td>Employer address</td> <td>Rockleigh, 63 Bowling Green Road, Stourbridge, DY8 3RZ</td> </tr> <tr> <td>Assessor's declaration</td> <td>The assessor is not related to the owner of the property.</td> </tr> <tr> <td>Date of assessment</td> <td>10 June 2020</td> </tr> <tr> <td>Date of certificate</td> <td>27 July 2020</td> </tr> </table>		Assessor's name	Mark McGuinness	Telephone	07590 024290	Email	gallowbridge@btinternet.com	Accreditation scheme	Elmhurst Energy Systems Ltd	Assessor's ID	EES/019665	Telephone	01455 883 250	Email	enquiries@elmhurstenergy.co.uk	Employer	Gallowbridge Limited	Employer address	Rockleigh, 63 Bowling Green Road, Stourbridge, DY8 3RZ	Assessor's declaration	The assessor is not related to the owner of the property.	Date of assessment	10 June 2020	Date of certificate	27 July 2020
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