

TO LET



GROUND FLOOR
13-14 STONE STREET
DUDLEY
WEST MIDLANDS
DY1 1NS

- ❖ **RETAIL SHOP OR 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. 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.

Regulated by RICS

**JOHN
EMMS**
COMMERCIAL

CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY



www.johnemmscommercial.co.uk
Tel : 01384 257284

GROUND FLOOR, 13-14 STONE STREET, DUDLEY/continued...

DESCRIPTION

The property comprises ground floor, together with cellar/basement.

The internal accommodation comprises.

	<u>AREA</u> <u>SQ.FT.</u>	<u>SQ.M.</u>
<u>GROUND FLOOR</u> With solid floor, plate glass windows, suspended ceilings and fluorescent strip lighting, 2 wall mounted electric radiators.	368	34.2
<u>CELLAR</u> Comprising Kitchen/Tea Making Room with electricity meter. Separate toilet with low level W.C. and wash hand basin.	94	8.7
<u>NET INTERNAL AREA</u>	<u>462 SQ.FT.</u>	<u>42.9 SQ.M.</u>

SERVICES

Mains electricity, water, drainage 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.

2023 RATEABLE VALUE

The property will need reassessing.

TENURE

The property is offered by way of a new lease for a minimum term of 3 years on internal 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 plus service charge contribution towards external repairing and maintenance.

RENT

Year 1. £10,000.00 per annum (exclusive).
Years 2 & 3 £12,000.00 per annum (exclusive).

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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 carpet throughout the property, suspended ceilings, toilet and sanitary ware, stainless steel single drainer sink unit and plumbing items plus fitted kitchen base unit and all cupboards. Fitted security alarm. 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

The property will need reassessing.

CAR PARKING

1 car space is available at the rear of the property.

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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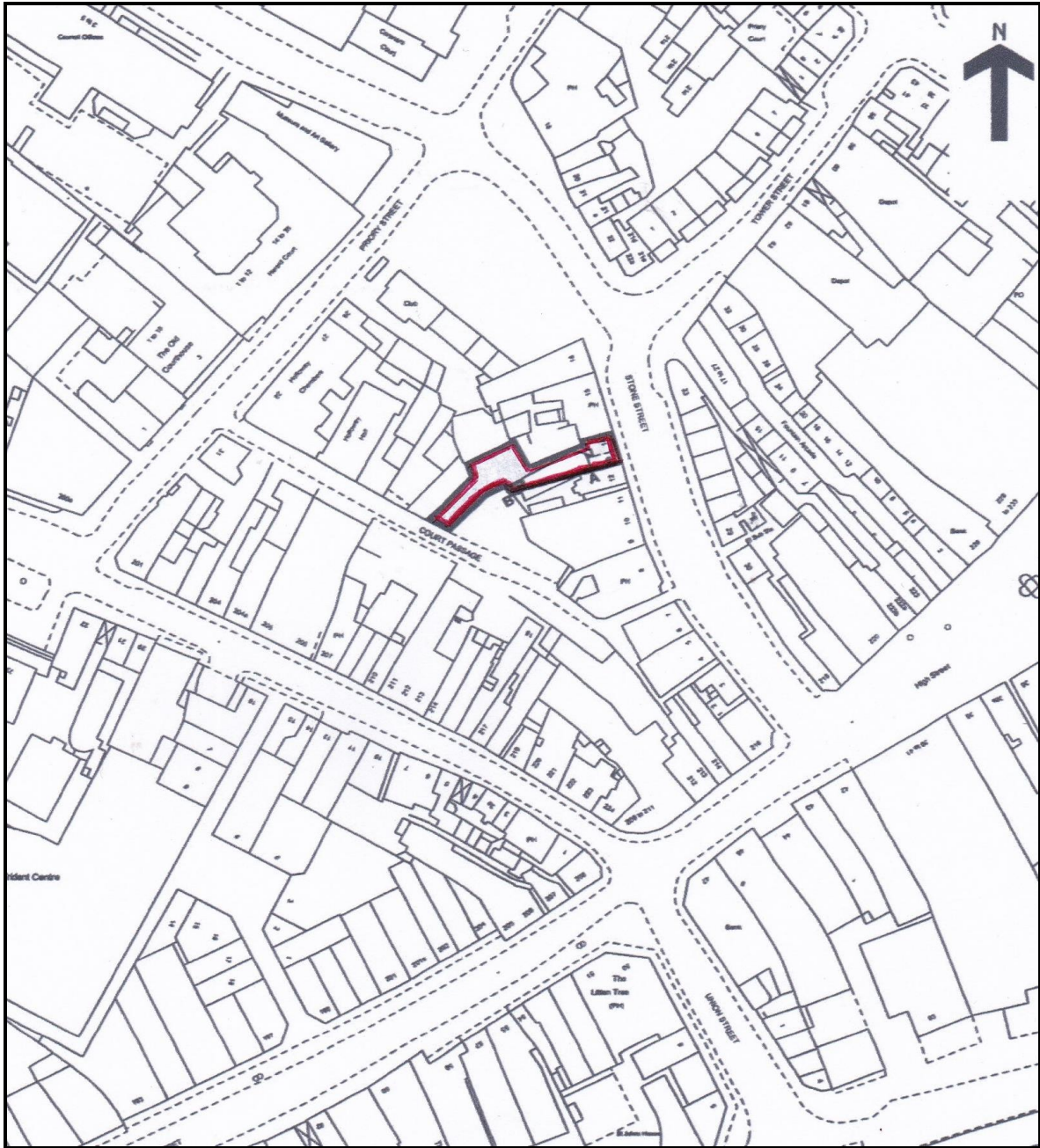
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