

# FOR SALE (Investment)



**234/236 HIGH STREET  
DUDLEY  
WEST MIDLANDS  
DY1 1PQ**

❖ **LET TO SANTANDER UK PLC**

## LOCATION

The property is situated in the heart of Dudley Town Centre within the main pedestrianised area where many other major retailers and other smaller traders are represented, including Boots the Chemist, HSBC Bank, British Heart Foundation, Greggs, Specsavers, Poundland etc.

Dudley is an historic market town and the administrative centre of the borough with 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 8 miles southwest of Wolverhampton City Centre.

Regulated by RICS

**JOHN  
EMMS**  
*COMMERCIAL*

**CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY**



[www.johnemmscommercial.co.uk](http://www.johnemmscommercial.co.uk)  
Tel : 01384 257284

**DESCRIPTION**

The property comprises a 2 storey building of brick construction with pitched tiled roof to the front elevation and flat roof to the rear. The property has been fitted out for bank use with banking hall to ground floor front, middle and rear offices and additional staff facilities plus offices facility and toilets to first floor. Rear service yard is accessed from nearby New Street via shared access way with adjacent businesses.

**ACCOMMODATION – SUMMARY**

**Banking Hall (front)** 1784 Sq.Ft. (165.7 Sq.M.)  
Banking hall depth 63'8" (overall) and 25'6" width (max).

**Rear Offices** 346 Sq.Ft. ( 32.1 Sq.M.)  
Comprising middle office, store rooms 1 and 2.

**Total Ground Floor Area** 2130 Sq.Ft. (197.8 Sq.M.)

**First Floor** 1790 Sq.Ft. (166.2 Sq.M.)  
Mainly open plan with partitioned work areas. Additional store room, rear offices, IT server room, kitchen/staff mess room.

Rear corridor leads to ladies and gents toilets, service cupboard and return stairs.

**NET INTERNAL AREA** 3,920 SQ.FT. (364.1 SQ.M.)

**LEASE**

The property is let to Santander UK PLC for a term of 10 years from 13<sup>th</sup> November 2016 expiring 12<sup>th</sup> November 2026. Rent review in November 2021 has not been taken. Rent: £37,000.00 per annum (exclusive of rates and other outgoings).

**RATING ASSESSMENT**

The Valuation Office Agency website indicates a Rateable Value is £43,500.00

**LEGAL COSTS**

Each party to be responsible for payment of their own respective legal costs incurred in the transaction.

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**234/236 HIGH STREET, DUDLEY, WEST MIDLANDS, DY1 1PQ.....Continued**

**ENERGY PERFORMANCE CERTIFICATE (EPC)** Attached. Energy Rating C.

**PURCHASE PRICE**

**£475,000.00 (Four Hundred & Seventy Five Thousand Pounds) Subject to Contract.**

**NET YIELD** 7.78%

**V.A.T.** We are advised VAT is applicable to this transaction.

**VIEWING** By strict appointment with the Sole Agents:

**John Emms Commercial**

**Tel: 01384 257284**

**Email: [john@johnemmscommercial.co.uk](mailto:john@johnemmscommercial.co.uk)**

**Website : [www.johnemmscommercial.co.uk](http://www.johnemmscommercial.co.uk)**

**SUBJECT TO CONTRACT**

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### Energy performance certificate (EPC)

<b>234/236 High Street DUDLEY DY1 1PQ</b>	<b>Energy rating</b> <b>C</b>	<b>Valid until</b> 28 February 2029
	<b>Certificate number</b> 1820-3022-8114-0000-4795	

Property type: A1/A2 Retail and Financial/Professional services  
Total floor area: 455 square metres

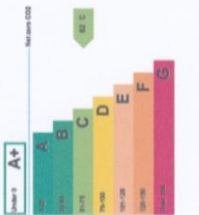
### Rules on letting this property

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

### Energy rating and score

This property's energy rating is C.

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.



### How this property compares to others

Properties similar to this one could have ratings:

- If newly built: **B**
- If typical of the existing stock: **D**

### Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	68.75
Primary energy use (MWh/m2 per year)	407

### Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report ([report\\_filename=0450-2011-2045-2592-7095](#)).

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