

TO LET



**GROUND FLOOR
119 HIGH STREET
CRADLEY HEATH
WEST MIDLANDS
B64 5HE**

- ❖ **FORMER BETTING SHOP – MAY SUIT OTHER USES**
- ❖ **BUSY HIGH STREET LOCATION**

LOCATION

The property is located in the central shopping area. Other traders nearby include Bakers Kitchen, Millennium Leisure Amusements, Sense and the indoor market.

Dudley town centre is approximately 3 miles distant and Stourbridge town centre 4 miles distant.

DESCRIPTION

The property comprises ground floor of a 2 storey building (first floor not included). The accommodation comprises ~

Regulated by RICS

**JOHN
EMMS**
COMMERCIAL

CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY



www.johnemmscommercial.co.uk

Tel : 01384 257284

119 HIGH STREET, CRADLEY HEATH, B64 5HE.....Continued

GROUND FLOOR RETAIL AREA

Ground floor shop having solid floor, suspended ceiling and air conditioning. Managers Kiosk/office with steps up to further customer area, ladies and gents toilets

Net Internal Area

845 Sq.Ft.

78.5 Sq.M.

SERVICES

Mains electricity, water and 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 confirm these to be adequate for their own requirements.

RATING ASSESSMENT

2023 Rateable Value: £6,800.

LEASE TERMS

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

£9,000.00 per annum (exclusive of rates and other outgoings)

REFERENCES

3 references to include one bank and 2 business/trade references will be required from any intending applicant. These will be submitted to the Landlord for approval prior to instructing Solicitors.

FIXTURES & FITTINGS

Suspended ceilings, air conditioning unit, lighting, toilet and sanitary wear, plumbing and kitchen unit as fitted. Fitted security alarm. All other items are expressly excluded.

Regulated by RICS

**JOHN
EMMS**
COMMERCIAL

CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY



www.johnemmscommercial.co.uk

Tel : 01384 257284

119 HIGH STREET, CRADLEY HEATH, B64 5HE.....Continued

LEGAL COSTS

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

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

EPC RATING B (available with these particulars)

VIEWING

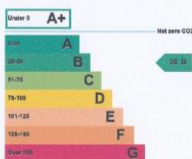
By strict appointment with the Sole Agent : **John Emms Commercial**

Tel: 01384 257284

Email: john@johnemmscommercial.co.uk

Website: www.johnemmscommercial.co.uk

SUBJECT TO CONTRACT

Energy performance certificate (EPC)	
119 High Street CRADLEY HEATH B64 5HE	Energy rating B
Valid until: 11 December 2032	Certificate number: 2776-9354-0852-4950- 0213
Property type Retail/Financial and Professional Services	Total floor area 107 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 B. 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: 10 A If typical of the existing stock: 41 B	
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)	12.41
Primary energy use (kWh/m2 per year)	134
Recommendation report Guidance on improving the energy performance of this property can be found in the recommendation report (energy-certificate/1576-9354-0852-4950-0213).	
Who to contact about this certificate	
Contacting the assessor If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.	
Assessor's name	Mark McGuinness
Telephone	07590 024290
Email	gallowbridge@btinternet.com
Contacting the accreditation scheme If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.	
Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019905
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk
About this assessment	
Employer	Gallowbridge Limited
Employer address	63 Bowling Green Road, Stourbridge, DY6 3RZ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	6 December 2022
Date of certificate	12 December 2022

Regulated by RICS

**JOHN
EMMS**
COMMERCIAL

CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY



www.johnemmscommercial.co.uk

Tel : 01384 257284

119 HIGH STREET, CRADLEY HEATH, B64 5HE.....Continued



**JOHN
EMMS
COMMERCIAL**

**119 HIGH STREET
CRADLEY HEATH
B64 5HE**

© Crown copyright 2004. All rights reserved. Licence Number 100020449. Survey Scale - 1:1250 Plotted Scale - 1:1250

**OS
Ordnance
Survey**

Regulated by RICS



**JOHN
EMMS**
COMMERCIAL

CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY



www.johnemmscommercial.co.uk
Tel : 01384 257284