

TO LET



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

- ❖ **BETTING SHOP – MAY SUIT OTHER USES**
- ❖ **BUSY HIGH STREET LOCATION**
- ❖ **AVAILABLE AUGUST 2024**

LOCATION

The property is located in the central shopping area. Other traders 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

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GROUND FLOOR RETAIL AREA

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

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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 2770-5954-0852-4950-0213	

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.

Rating	Score Range
A+	Under 0
A	1-10
B	11-20
C	21-30
D	31-40
E	41-50
F	51-60
G	Over 60

Net zero CO2

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 \(/energy-certificate/1576-5867-7652-5078-4183\)](#).

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/019665
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Gallowbridge Limited
Employer address	63 Bowling Green Road, Stourbridge, DY8 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

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