FOR SALE (Investment)

675 TURNERS LANE
WITHYMOOR VILLAGE
BRIERLEY HILL
DUDLEY
WEST MIDLANDS
DY5 2PG

- **PP FOR 3 X 2 BED FLATS ON 1ST FLOOR**

LOCATION

The property is located on Turners Lane in an established residential housing estate at Withymoor Village with Sainsbury's supermarket nearby and being located approximately 1½ miles from Brierley Hill Town Centre. The sub regional shopping centre at Merry Hill and offices development known as the Waterfront are also approximately 1½ miles distant. Dudley Town Centre is approximately 4 miles distant to the east.

DESCRIPTION

The property comprises a 2 storey building of brick construction with pitched tiled roof plus extension with flat roof. The property has tarmacadamed forecourt parking with additional loading bay yard area to the rear via side drive access.

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TENURE

The property is to be sold freehold subject to the tenancies listed on the separate tenancy schedule with these particulars.

2026 RATEABLE VALUES

Unit 1-2 £19,250

Unit 3 £14,000

F/FLR No Assessment

ENERGY PERFORMANCE CERTIFICATES (Attached)

LEGAL COSTS

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

PURCHASE PRICE

Offers invited (Subject to Contract)

V.A.T.

We are advised VAT is applicable to this transaction.

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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

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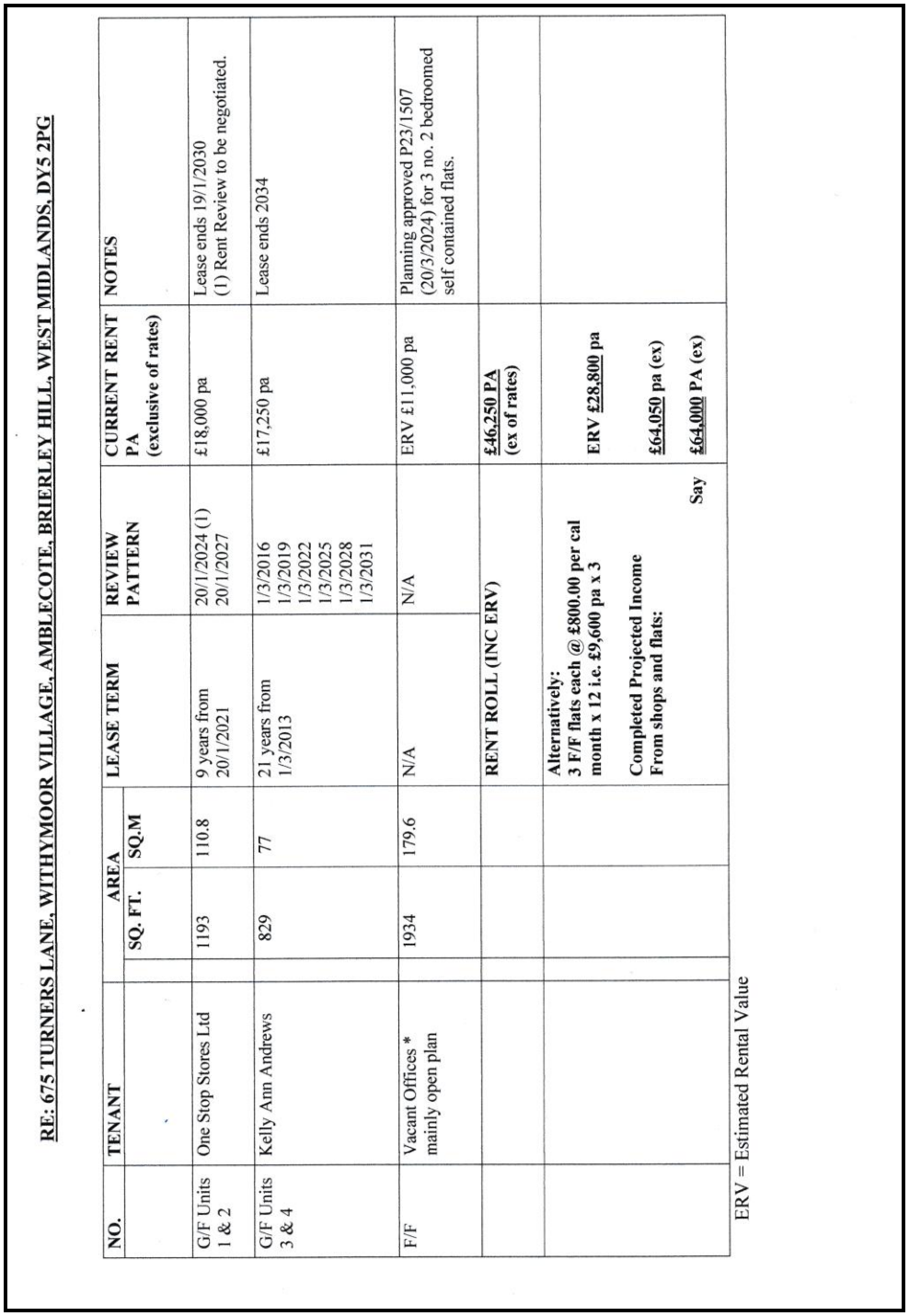

RE: 675 TURNERS LANE, WITHYMOOR VILLAGE, AMBLECOTE, BRIERLEY HILL, WEST MIDLANDS, DY5 2PG

NO.	TENANT	AREA		LEASE TERM	REVIEW PATTERN	CURRENT RENT PA (exclusive of rates)	NOTES
		SQ. FT.	SQ.M				
G/F Units 1 & 2	One Stop Stores Ltd	1193	110.8	9 years from 20/1/2021	20/1/2024 (1) 20/1/2027	£18,000 pa	Lease ends 19/1/2030 (1) Rent Review to be negotiated.
G/F Units 3 & 4	Kelly Ann Andrews	829	77	21 years from 1/3/2013	1/3/2016 1/3/2019 1/3/2022 1/3/2025 1/3/2028 1/3/2031	£17,250 pa	Lease ends 2034
F/F	Vacant Offices * mainly open plan	1934	179.6	N/A	N/A	ERV £11,000 pa	Planning approved P23/1507 (20/3/2024) for 3 no. 2 bedroomed self contained flats.
				RENT ROLL (INC ERV)		**£46,250 PA (ex of rates)**	
				Alternatively: **3 F/F flats each @ £800.00 per cal month x 12 i.e. £9,600 pa x 3**		**ERV £28,800 pa**	
				Completed Projected Income From shops and flats:		**£64,050 pa (ex)**	
						Say £64,000 PA (ex)	

ERV = Estimated Rental Value

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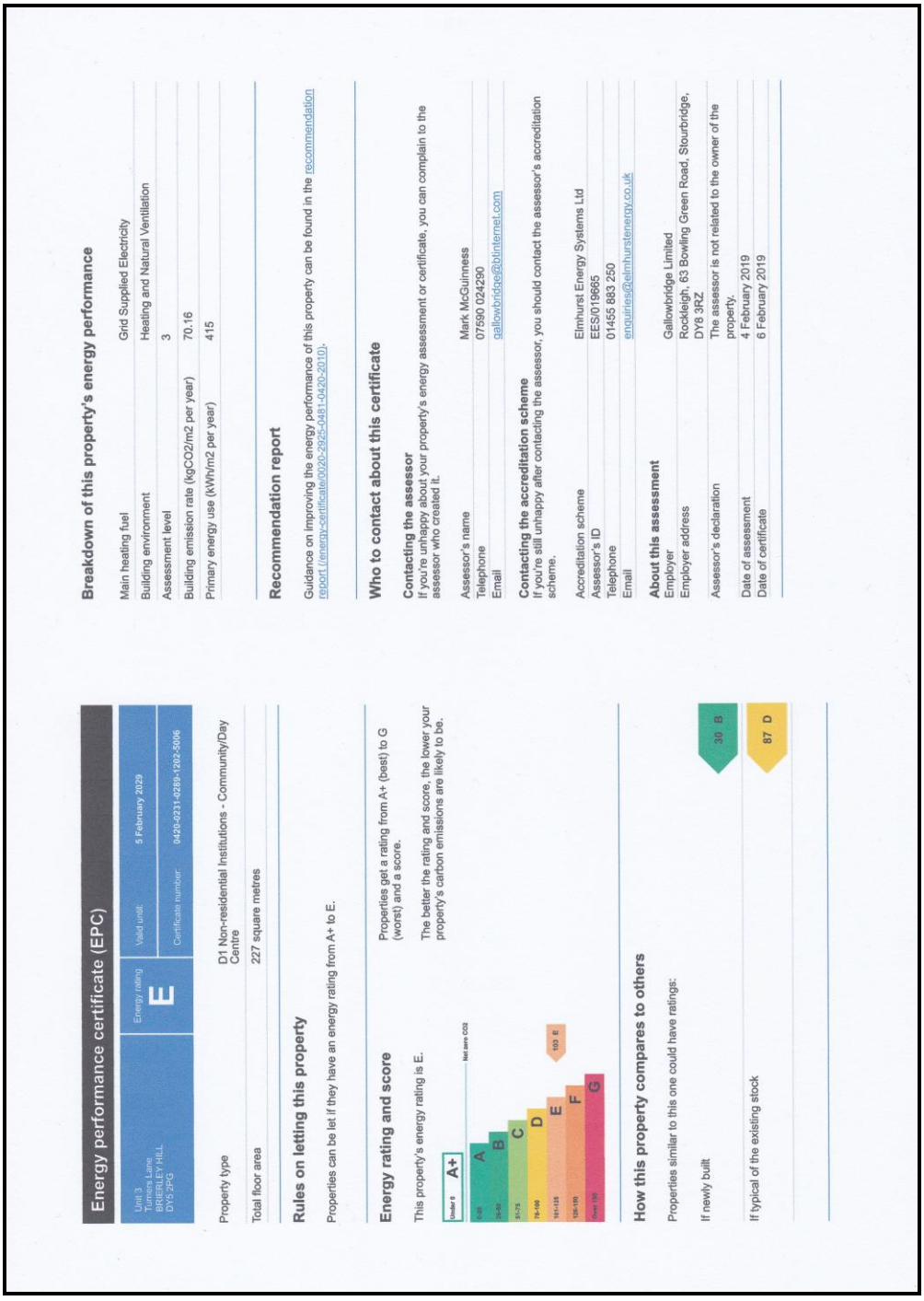

Energy performance certificate (EPC)

Unit 3
Turners Lane
BRIERLEY HILL
DY5 2PG

Energy rating: E

Valid until: 5 February 2029

Certificate number: 9420-0231-0289-1202-5006

Property type: D1 Non-residential Institutions - Community/Day Centre

Total floor area: 227 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 E.

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: 30 B

If typical of the existing stock: 87 D

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	70.16
Primary energy use (kWh/m2 per year)	415

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/0020-2925-0481-0420-2010).

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	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	4 February 2019
Date of certificate	6 February 2019

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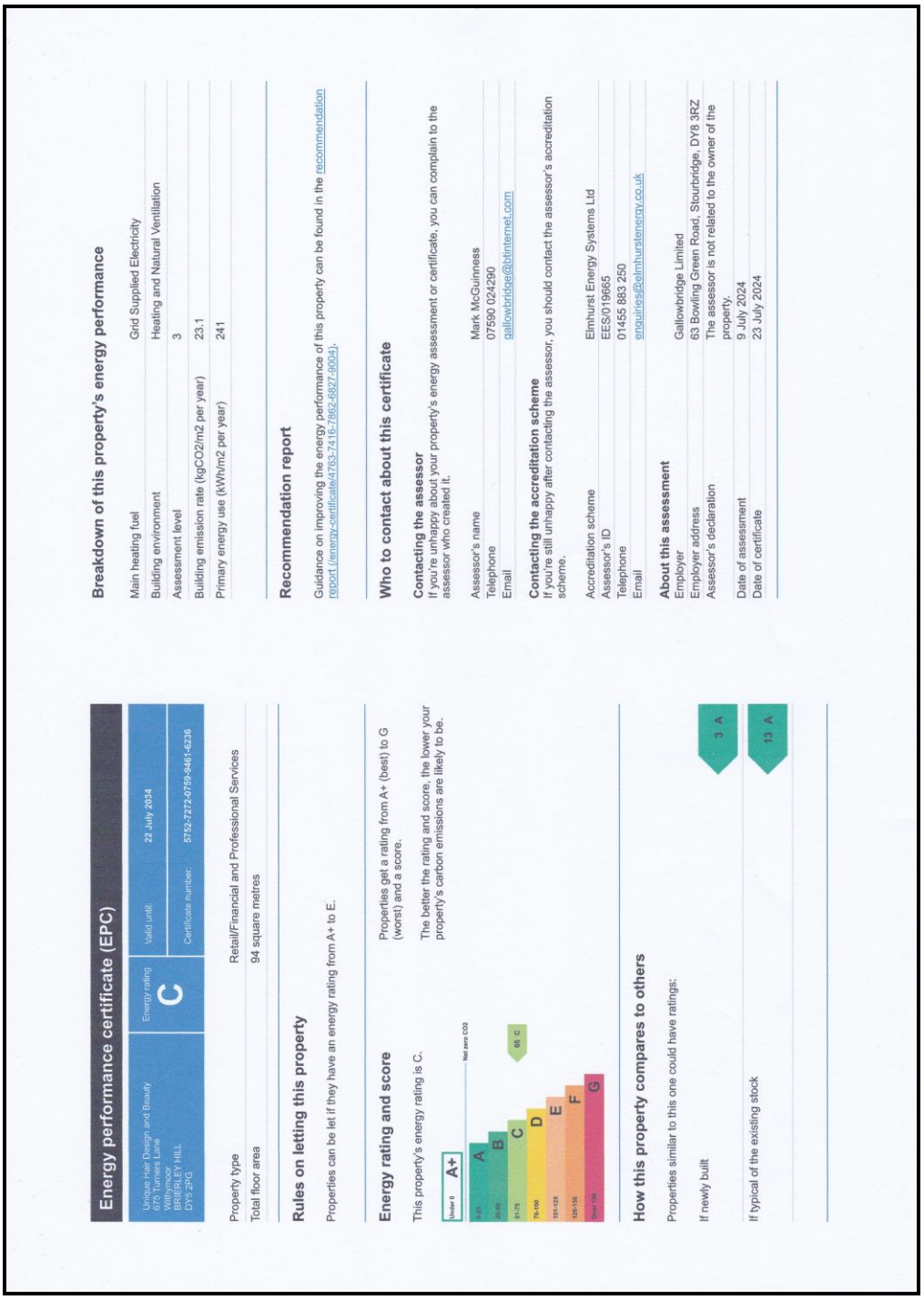

Energy performance certificate (EPC)

Unique Hair Design and Beauty
675 Turners Lane
Withymoor
BRIERLEY HILL
DY5 2PG

Energy rating: C

Valid until: 22 July 2034

Certificate number: 5752-7272-0759-9461-6236

Property type: Retail/Financial and Professional Services

Total floor area: 94 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: 3 A

If typical of the existing stock: 13 A

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	23.1
Primary energy use (kWh/m2 per year)	241

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/4763-7416-7862-6827-9004).

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	9 July 2024
Date of certificate	23 July 2024

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Energy performance certificate (EPC)

Units 1-2, 675 Turners Lane
Withymoor
BRIERLEY HILL
DY5 2PG

Energy rating: B

Valid until: 22 July 2034

Certificate number: 3873-8937-9023-3021-8225

Property type: Retail/Financial and Professional Services

Total floor area: 87 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: 11 A

If typical of the existing stock: 45 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)	14.74
Primary energy use (kWh/m2 per year)	156

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/8751-9305-8288-1033-7970).

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

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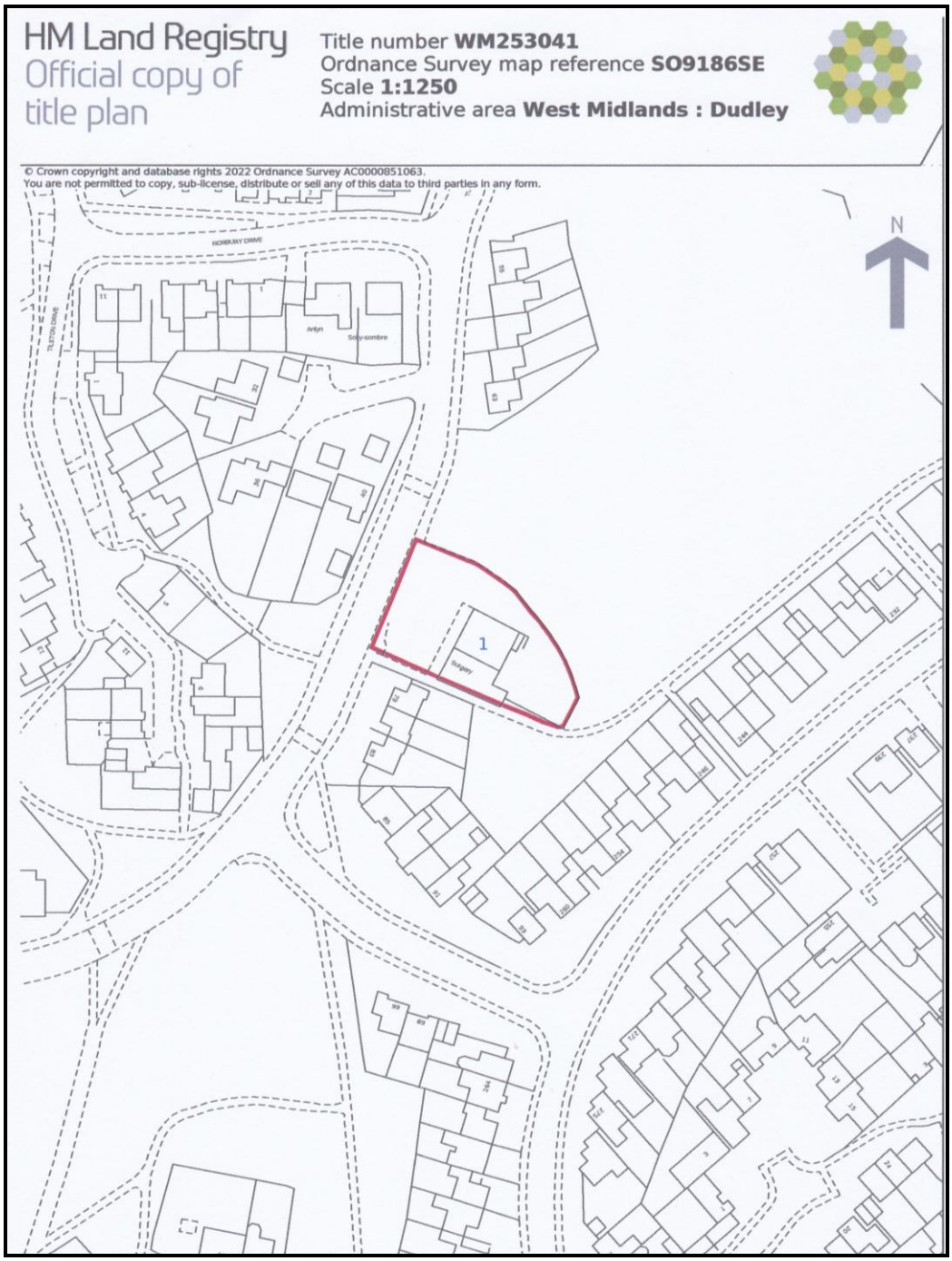

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