

FOR SALE (Investment)



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

LOCATION

The property is located on Turners Lane in an established residential housing estate at Withymoore 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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**JOHN
EMMS**
COMMERCIAL

CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY



www.johnemmscommercial.co.uk

Tel : 01384 257284

**675 TURNERS LANE, WITHYMOOR VILLAGE, BRIERLEY HILL, DUDLEY,
DY5 2PG.....Cont'd.**

TENURE

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

2023 RATEABLE VALUES

Unit 1-2 £21,750

Unit 3 £12,500

F/FLR No Assessment

**ENERGY PERFORMANCE
CERTIFICATES** (Attached)



LEGAL COSTS

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

PURCHASE PRICE

We are instructed to ask **£700,000.00 (Seven Hundred Thousand Pounds) Subject to Contract** for the freehold investment property. This represents a NIY of 6.38% after allowing for purchasers acquisition costs of 3.58% (based on the current rent roll).

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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TENANCY SCHEDULE

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	877.2	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 Completed Projected Income From shops and flats:	ERV £28,800 pa £64,050 pa (ex)	
					Say	£64,000 PA (ex)	

ERV = Estimated Rental Value

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**675 TURNERS LANE, WITHYMOOR VILLAGE, BRIERLEY HILL, DUDLEY,
DY5 2PG.....Cont'd.**

Energy performance certificate (EPC)	
Unit 3 Turners Lane Brierley Hill DY5 2PG	Energy rating E
Valid until	5 February 2019
Certificate number	0420-0231-0288-1302-5006
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.

Rating	Score
A+	100
A	81-100
B	61-80
C	41-60
D	21-40
E	1-20
F	1-10
G	1-5

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 (kgCO ₂ m ² per year)	70.16
Primary energy use (kWh/m ² per year)	415

Recommendation report
Guidance on improving the energy performance of this property can be found in the [recommendation report](#) ([format](#) - [certificate](#) 0230-2925-0481-0420-2010).

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 024230
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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**675 TURNERS LANE, WITHYMOOR VILLAGE, BRIERLEY HILL, DUDLEY,
DY5 2PG.....Cont'd.**

Energy performance certificate (EPC)

Unique Use Design and Beauty 675 Turners Lane Withy Moor Brierley Hill DY5 2PG	C	Valid until: 22 July 2024 Certificate number: 5752-727-4759-4461-4238
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Property type: Retail/Financial and Professional Services
 Total floor area: 94 square metres

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 (kgCO ₂ /m ² per year)	23.1
Primary energy use (kWh/m ² per year)	241

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

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(energy certificate 5752-727-4759-4461-4238\)](#).

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@blinternet.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: 65 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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**675 TURNERS LANE, WITHYMOOR VILLAGE, BRIERLEY HILL, DUDLEY,
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Energy performance certificate (EPC)

Units: 1-2, 675 Turners Lane BRIERLEY HILL DY5 2PG	Energy rating: B	Valid until: 22 July 2034
Property type Retail/Financial and Professional Services		Certificate number: 3P73-637-2423-3021-6225
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.

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 [report \(feedback@epc.gov.uk\)](mailto:report.feedback@epc.gov.uk).

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: 07560 024290
Email: gallowbridge@elnatural.com

Contacting the accreditation scheme
If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme: Elnatural Energy Systems Ltd
Assessor's ID: EES/019665
Telephone: 01455 863 250
Email: enquiries@elnaturalenergy.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
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