FOR SALE

49/49A RUITON STREET
LOWER GORNAL
DUDLEY
WEST MIDLANDS
DY3 2EH

- **GROUND FLOOR PROFESSIONAL OFFICES**
- **SELF CONTAINED 3 BED FIRST FLOOR FLAT**
- **ON SITE CAR PARKING**

LOCATION

The property is a prominent building, (formerly the Wagon & Horses PH), in Ruiton Street, Lower Gornal a short distance from Five Ways. The property has easy access to the village of Lower Gornal where local shops are situated and also Sedgley town centre where a Tesco supermarket and local traders are represented. Wolverhampton City Centre is approximately 5 miles distant to the north. The sub regional centre at Merry Hill and offices development known as the Waterfront are approximately 3 miles distant to the southwest. Dudley Town Centre is approximately 3 miles distant to the southeast.

DESCRIPTION

The property has been converted to a high standard and is now professional offices to the ground floor with a separate self contained 3 bedroomed flat to the first floor. There is a pedestrian and vehicular access via Furlong Walk to the left hand side of the property and additional car parking to the right hand side.

The internal accommodation comprises.

	AREA SQ.FT.	SQ.M.
Ground Floor Comprising high quality offices most recently an Independent Financial Advisers being gas fired centrally heated with UPVC double glazed windows, suspended ceilings, computer trunking, carpets.		
Office 1. (front)	234	21.7
Office 2. (middle)	238	22.1
Office 3. With glazed partitioned screen wall	182	16.9
Kitchen/Tea Making Area Having terrazzo solid floor, stainless steel single drainer sink unit with fitted worktop and cupboard below, dishwasher and refrigerator.	80	7.4
Separate Ladies & Gents Toilets Having good quality modern fitments.	187	17.4
Additional Office Having solid floor, bay window, suspended ceiling, integral kitchenette/tea making area plus toilet.		
Net Internal Area of Ground Floor Offices	**921 Sq.Ft.**	**85.5 Sq.M.**

	AREA SQ.FT.	SQ.M.
Cellar		
With steep steps down to 2 rooms comprising:		
Room 1.	232	21.5
Room 2.	218	20.3
	450 Sq.Ft.	**41.8 Sq.M**.

Separate Self Contained First Floor Flat
Comprising ground floor entrance with lobby store containing plumbed in washing machine, stairs to first floor accommodation being gas fired centrally heated and having fully fitted carpets.

Stairs leads to corner turn landing with **Room off**	84	7.8

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	AREA SQ.FT.	SQ.M.
Stairs to first floor		
Front Room	80	7.4
Bathroom With panelled bath with shower attachment, low level W.C., pedestal wash hand basin	59	5.5
Bedroom 1. (front)	113	10.5
Bedroom 2. (front)	135	12.5
Bedroom 3/Dining Room	256	23.5
Kitchen Being fully fitted with stainless steel single drainer sink unit, electric cooker, refrigerator and washing machine.	116	10.8
Internal Floor Area of First Floor Flat	**843 Sq.Ft.**	**78.3 Sq.Ft.**

The first floor flat is gas centrally heated and has UPVC double glazed windows.

Externally
To the left hand side access via Furlong Walk with 2 parking spaces for the ground floor offices plus 1 parking space for the flat. Additional small parcel of land could be cleared and utilised for additional car parking if required.
To the right hand side of the property is a right of way with 5 additional car parking spaces immediately adjacent to the property. The right of way also gives access to nearby residential houses.

2023 RATEABLE VALUES

Ground Floor Office £3,750
Ground Floor Offices £1,125
First Floor Flat – Council Tax Band A

SERVICES

All mains service are available and connected. We are advised that water to the property is via a single supply with separate meters for ground and first floor accommodation.

FIXTURES & FITTINGS

Specific items:

Ground Floor Office
Kitchen dishwasher, refrigerator.

First Floor Flat
Kitchen: electric cooker, refrigerator, washing machine.
Fitted carpets throughout.

Generally all items in the nature of fixtures and fittings referred to in these particulars are included within the sale, all other items being expressly excluded.

ENERGY PERFORMANCE CERTIFICATE

Energy Rating D expiring 23rd September 2034 – see attached.

LEGAL COSTS

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

TENURE

The property is offered freehold with vacant possession upon completion.

PURCHASE PRICE

£300,000.00 (Three Hundred Thousand Pounds) Subject to Contract, calculated as a 60/40 split between the ground floor offices and first floor flat.

V.A.T.

We are advised VAT will apply to the sale of the ground floor offices but not the first floor flat.

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VIEWING **By strict appointment only with the sole Agent :–**

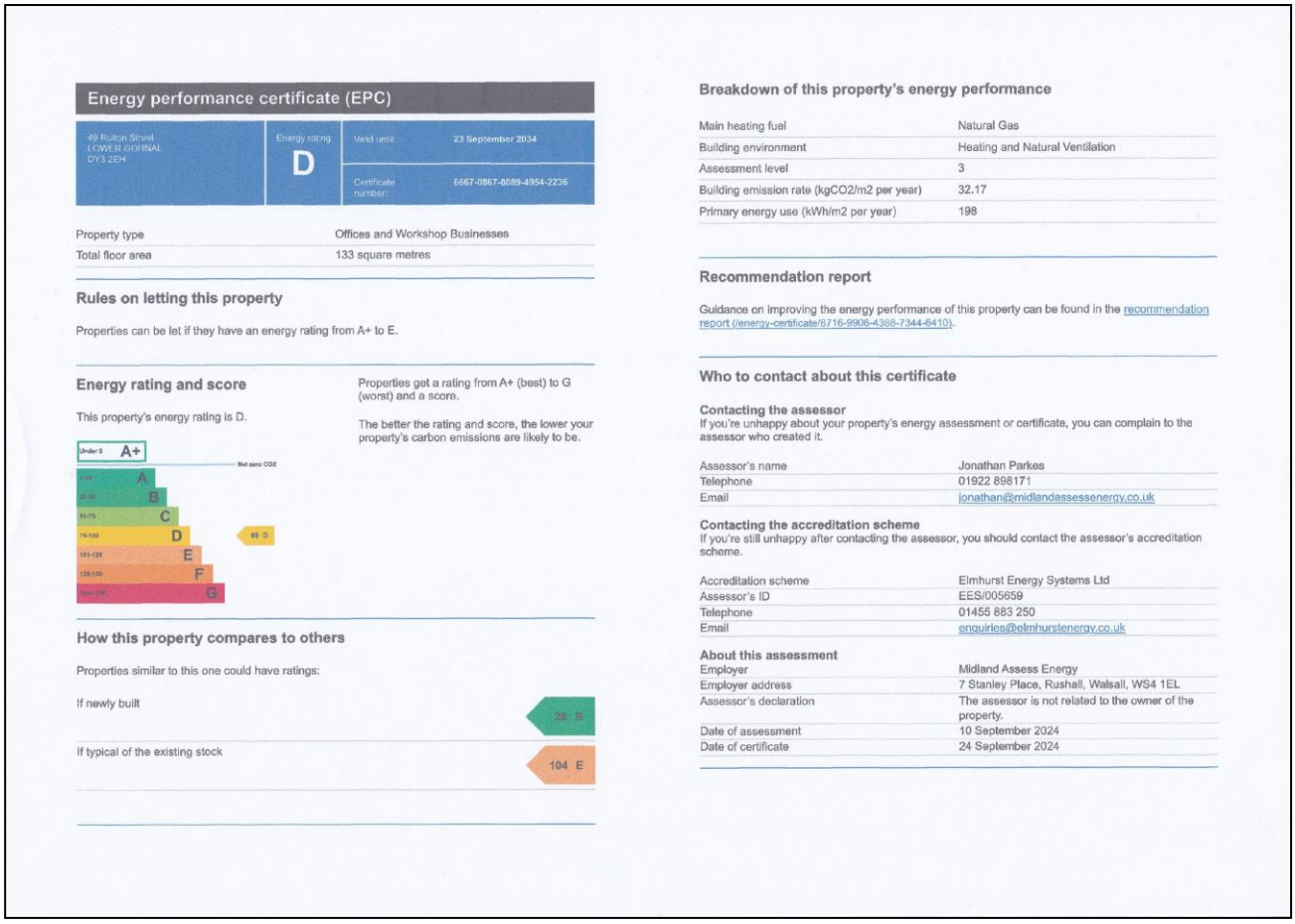
John Emms Commercial

Tel : 01384-257284

Email: john@johnemmscommercial.co.uk

Website: www.johnemmscommercial.co.uk

SUBJECT TO CONTRACT



Energy performance certificate (EPC)

49 Ruiton Street LOWER GORNAL DY3 2EH	Energy rating D	Valid until	23 September 2034
		Certificate number	6667-0867-8089-4954-2236

Property type	Offices and Workshop Businesses
Total floor area	133 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 D.

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.

Under 0 A+
Net zero CO2
A
B
C
D 88 D
E
F
G

How this property compares to others

Properties similar to this one could have ratings:

If newly built 26 B

If typical of the existing stock 104 E

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	32.17
Primary energy use (kWh/m2 per year)	198

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/8716-9906-4388-7344-6410).

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	Jonathan Parkes
Telephone	01922 898171
Email	jonathan@midlandassessenergy.co.uk

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/005659
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Midland Assess Energy
Employer address	7 Stanley Place, Rushall, Walsall, WS4 1EL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	10 September 2024
Date of certificate	24 September 2024

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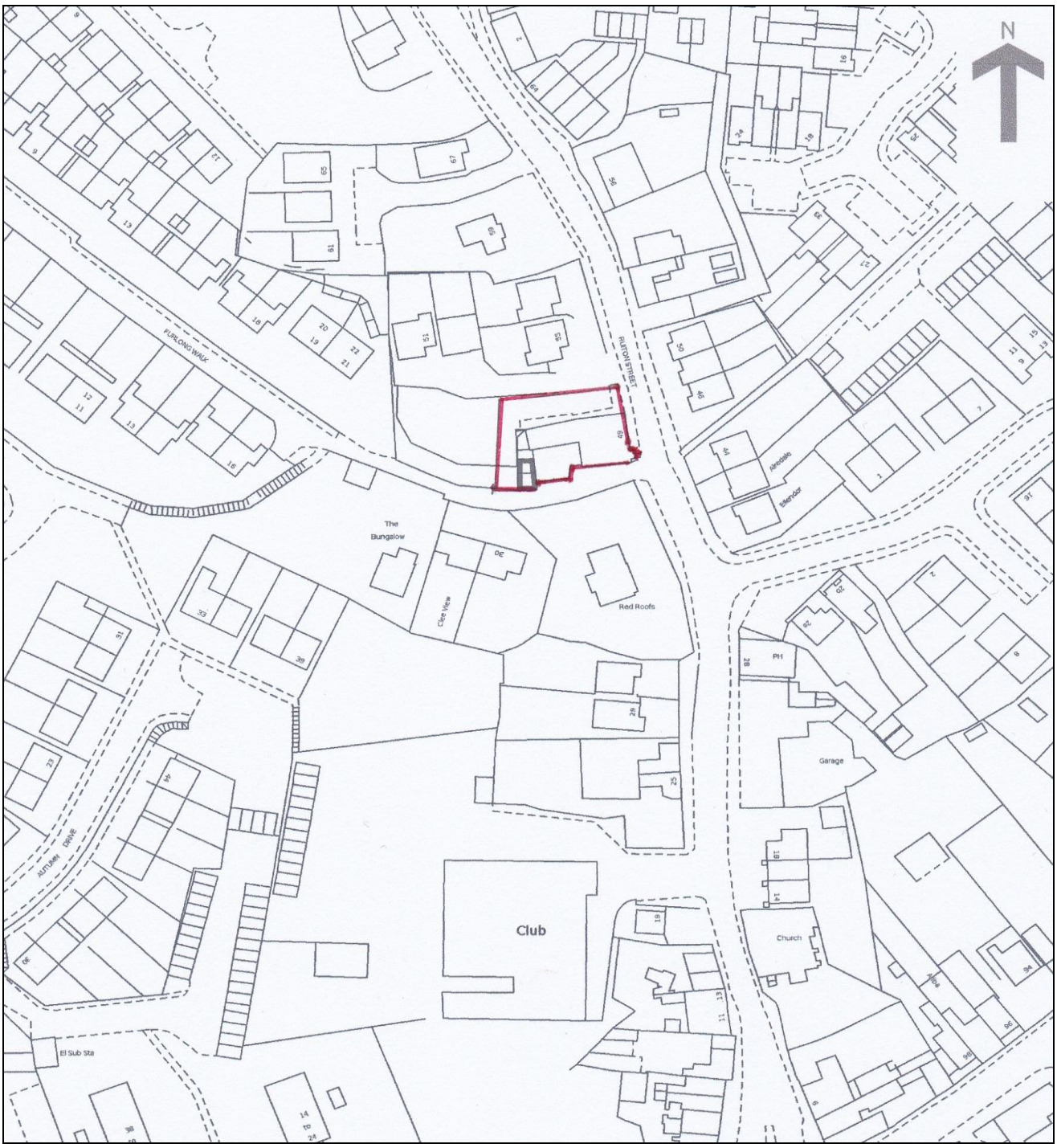

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Tel : 01384 257284

Ground Floor Offices

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First Floor Flat

External