

FOR SALE



**GROUND & FIRST FLOOR
RETAIL/COMMERCIAL
PREMISES
75 HALESOWEN ROAD
NETHERTON
DUDLEY
DY2 9PY**

❖ **GROUND FLOOR RETAIL SHOP**

❖ **FIRST FLOOR FORMER RETAIL/OFFICES**

❖ **FIRST FLOOR COULD BE CONVERTED TO RESIDENTIAL FLAT (Subject to Planning)**

❖ **POPULAR LOCATION**

LOCATION

The property is situated in the centre of Netherton and close to other local traders including a Spar Supermarket. The property is located within easy travelling distance of other Towns within the Black Country including Dudley, Old Hill and Brierley Hill.

DESCRIPTION

The property comprises a 2 storey terraced building of brick construction with pitched slate roof.

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	<u>AREA</u> <u>SQ.FT.</u>	<u>SQ.M.</u>
The internal accommodation comprises: -		
<u>GROUND FLOOR RETAIL</u> Having wooden suspended floor, fully fitted carpet, gas central heating, spotlight tracking to window, under stairs cupboard.	340	31.5
<u>TOILET</u> With low-level W.C., wall mounted gas fired Glow Worm central heating boiler.	<u>87</u>	<u>8.0</u>
<u>MANAGERS OFFICE (Rear)</u>		
<u>NET INTERNAL AREA</u>	<u>427 Sq.Ft.</u>	<u>39.66 Sq.M.</u>
Communal lobby leads to straight flight staircase and:-		
<u>FIRST FLOOR</u> Having self contained accommodation comprising:-		
<u>Front Office</u>	191	17.8
<u>Store Cupboard</u>	18	1.6
<u>Rear office</u>	128	11.9
<u>Kitchen/Tea Making Area</u>	<u>22</u>	<u>2.0</u>
<u>Toilet (off)</u> Gas fired central heating, gas supply shared with ground floor shop.		
<u>NET INTERNAL AREA</u>	<u>359 Sq.Ft.</u>	<u>33.35 Sq.M.</u>
<u>TOTAL NET INTERNAL AREA OF GROUND & FIRST FLOORS</u>	<u>786 Sq.Ft.</u>	<u>73.01 Sq.M.</u>

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SERVICES

Mains electricity, water, drainage and gas are available to the property. We have not checked the efficacy nor the capacity of the services installations or connections. We recommend interested parties to confirm these to be adequate for their own requirements.

RATEABLE VALUES

According to the VOA's agency website the Rateable Value is:

Ground Floor	£4,150
First Floor	£2,200

TENURE

The property is offered for sale freehold with vacant possession.

EPC

Attached.

LEGAL COSTS

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

FIXTURES & FITTINGS

Fitted lighting, gas central heating system. All items mentioned in the nature of fixtures and fittings referred to in these particulars will be included within the sale, all other items being expressly excluded.

SALE PRICE

£125,000.00 (One Hundred & Twenty Five Thousand Pounds) Subject to Contract).

V. A. T

All prices, rentals and other outgoings referred to in these particulars are exclusive of but maybe liable to VAT.

PLANNING

The first floor may be capable of conversion to a residential flat. Interested parties should make their own enquiries of the local planning authority – Dudley MBC.

VIEWING

By strict appointment with the Sole Agents :

John Emms Commercial
Tel: 01384 257284
Email: john@johnemmscommercial.co.uk
Website: www.johnemmscommercial.co.uk

SUBJECT TO CONTRACT

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Ground Floor



Ground Floor



First Floor

Energy performance certificate (EPC)

75 Halesowen Road NETHERTON DY2 8PQ	Energy rating C	Valid until 1 November 2034
		Certificate number 3761-8785-1371-2165-1783

Property type: Retail/Financial and Professional Services
Total floor area: 98 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.
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: 7 A
If typical of the existing stock: 28 B

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	8.65
Primary energy use (kWh/m ² per year)	73

Recommendation report
Guidance on improving the energy performance of this property can be found in the [recommendation report \(Energy Certificate 2022-2023-2024-2025-2026-2027-2028-2029-2030-2031-2032-2033-2034\)](#).

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	Ian Barnhurst
Telephone	07836 796 149
Email	ian@complanewestmidlands.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/001987
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	
Employer address	
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	30 October 2024
Date of certificate	2 November 2024

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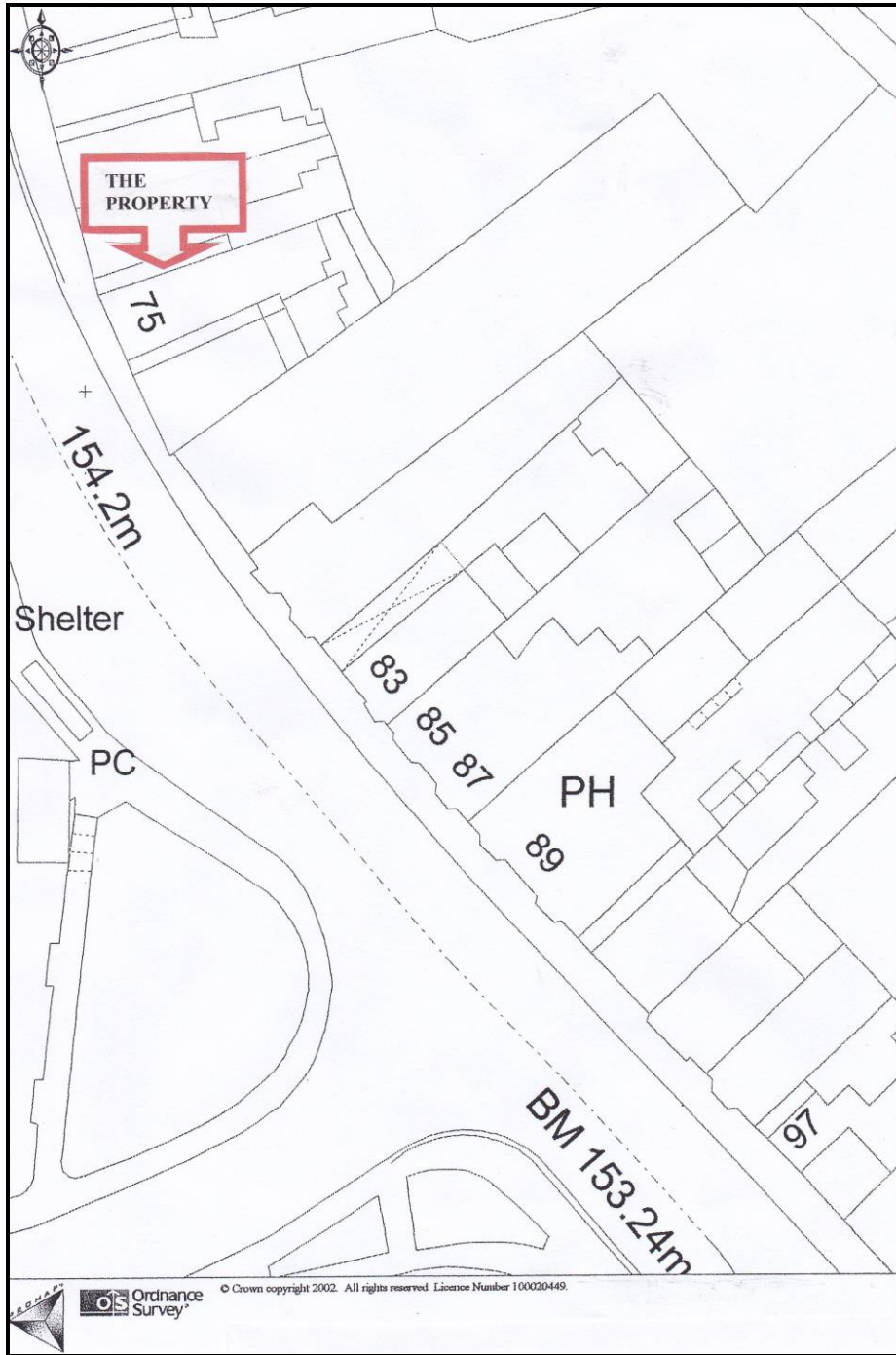
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