

# TO LET



**GROUND FLOOR  
6 & 7 STONE STREET  
DUDLEY  
WEST MIDLANDS  
DY1 1NS**

- ❖ **RETAIL SHOP OR OFFICES**
- ❖ **GRADE II LISTED BUILDING**
- ❖ **HISTORIC MARKET TOWN**

## **LOCATION**

The property is located within the town centre in busy Stone Street at the corner of Court Passage, being a short distance from the pedestrianised Market Place. The property, previously a Bookmakers, is situated adjacent to Connells Estate Agents. Dudley is the major town within the West Midlands conurbation, and has a resident population of 312,925 (2011 Census figures.) The town is located some 10 miles west of Birmingham City Centre, 9 miles southwest of Walsall, and 8 miles south of Wolverhampton City Centre.

## **DESCRIPTION**

The property comprises ground floor with access from Stone Street and also rear pedestrian access off Court Passage.

Regulated by RICS

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EMMS**  
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Tel : 01384 257284

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The internal accommodation comprises.

	<u>AREA</u> <u>SQ.FT.</u>	<u>SQ.M.</u>
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**GROUND FLOOR**

Having solid floor with part carpeting, suspended ceilings with inset lighting and air conditioning unit, Cashiers office and counter with security screen.

Rear office/corridor leads to:-

**TOILET**

With urinal, low level W.C. and wash hand basin.

Customer area leads to further toilets comprising Male/Female W.C's off.

<b><u>Total Net Internal Area</u></b>	<b><u>953 Sq.Ft.</u></b>	<b><u>88.5 Sq.M.</u></b>
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**SERVICES**

Mains electricity, water, 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 to confirm these to be adequate for their own requirements.

**2023 RATEABLE VALUE**

£9,400.

**TENURE**

The property is offered by way of a new lease for a minimum term of 5 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, maintenance and redecoration as may be incurred.

**RENT**

**£19,700 per annum (exclusive of rates and other outgoings).**

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**REFERENCES**

Three references to include 1 Bank and 2 business/trade references will be required from any intending applicant. These will be submitted to the Landlords for approval prior to instructing Solicitors.

**FIXTURES & FITTINGS**

Fitted carpets, where fitted in the property, suspended ceilings, toilets and sanitary ware, plumbing items plus kitchen base unit and all cupboards. All other items are expressly excluded.

**LEGAL COSTS**

Each party to be responsible for their own legal costs incurred in the transaction.

**VAT**

We are advised VAT is not applicable to this transaction.

**EPC**

No Energy Performance Certificate is required as the property forms part of a grade II listed building.

**VIEWING**

By strict appointment with the Sole Agents :

**John Emms Commercial    Tel: 01384 257284**

**Email: [john@johnemmscommercial.co.uk](mailto:john@johnemmscommercial.co.uk) or  
[john.johnemmscommercial@gmail.com](mailto:john.johnemmscommercial@gmail.com)**

**Website: [www.johnemmscommercial.co.uk](http://www.johnemmscommercial.co.uk)**

**SUBJECT TO CONTRACT**

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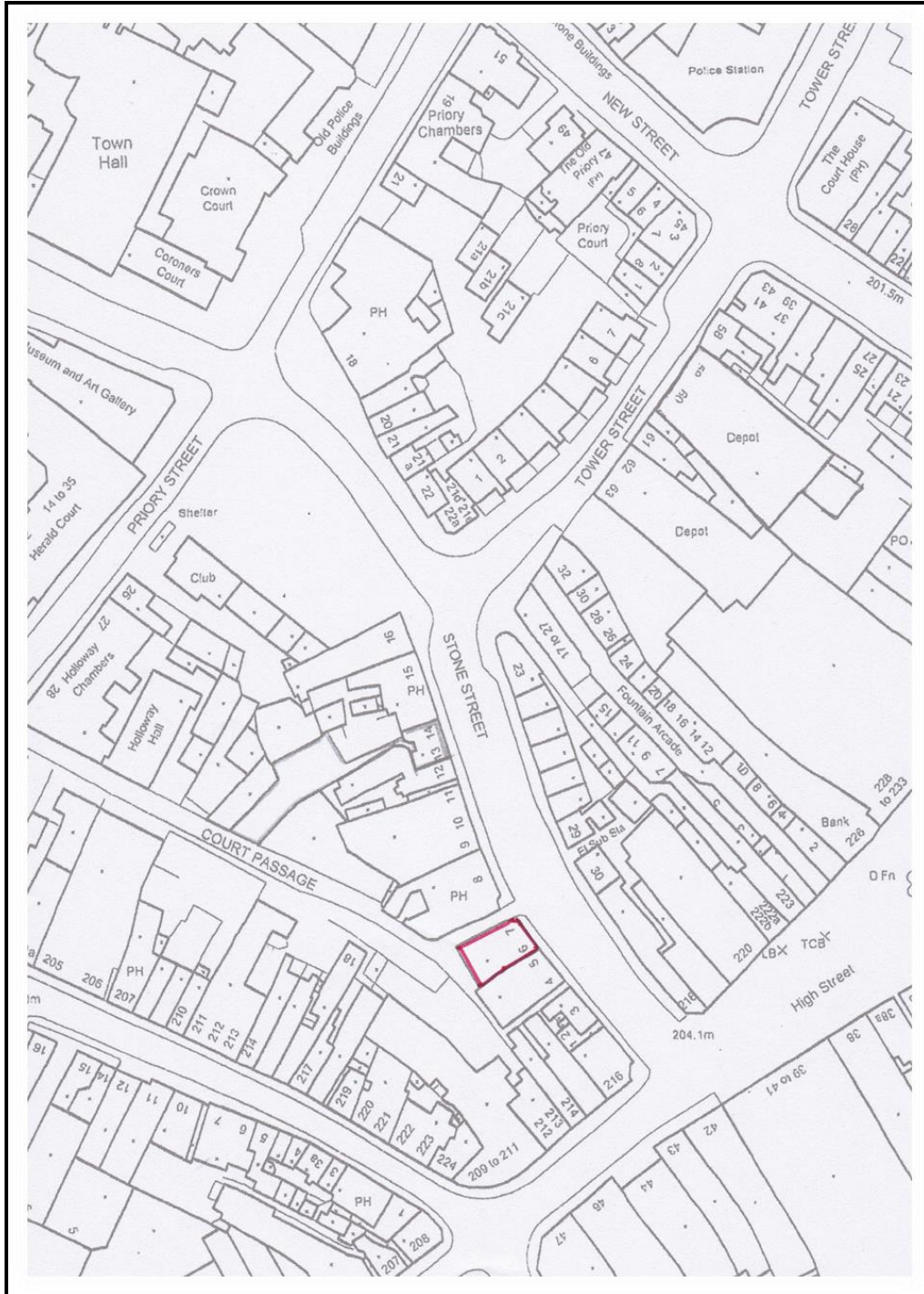
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