FOR SALE/TO LET

10-11 GARRATT STREET
HARTS HILL
BRIERLEY HILL
WEST MIDLANDS
DY5 1JU

- **RETAIL SHOWROOM & STORES**
- **FREEHOLD**
- **LEASE TERMS AVAILABLE**

LOCATION

The property is located in Garratt Street, Harts Hill, Brierley Hill, with access via either Canal Street or Charter Street leading directly to the main A461 Stourbridge Road. The premises are in an established industrial area approximately midway between Dudley and Brierley Hill town centre and a short distance from the Merry Hill centre.

DESCRIPTION

The property is of single storey brick construction with flat roof, having solid concrete floor together with a side lead to additional store of corrugated construction. Concrete surfaced forecourt provides vehicular access and parking to the front elevation leading directly from Garratt Street.

ACCOMMODATION

The unit has internal working height maximum 8'6" with roller shutter door to front elevation. The internal accommodation is set out as a retail showroom with internal partitioned working areas. 2 toilets with low level W.Cs. and wash hand basins. Kitchenette/tea making area.

	AREA SQFT	SQ.M.
Main Unit	1,586	147.3
Side Lean To Store	425	39.5
GROSS INTERNAL AREA	**2,011 SQ.FT.**	**186.8 SQ.M.**

TENURE

The property is available freehold with vacant possession on completion

OR

New business lease – terms to be agreed on FRI terms.

REFERENCES

The ingoing tenant will be required to supply not less than 3 references to include 1 bank and 2 business/trade references. These will be forwarded to the Landlord for approval prior to instructing solicitors.

LEGAL COSTS

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

2023 RATEABLE VALUE : £10,000 - May qualify for Small Business Rates Relief.

EPC

Available with these particulars

FIXTURES & FITTINGS

Only those items in the nature of fixtures and fittings referred to in these particulars will be included within the disposal, all other items being expressly excluded. No guarantee is given that heating appliances or other services are working and any intending applicant should make their own enquiries.

V.A.T.

We are advised VAT is not applicable to this transaction.

RENT

£12,000.00 per annum (exclusive of rates and other outgoings) for the first 3 years of the term. Rent to be paid quarterly in advance

OR

SALE PRICE

£165,000.00 (One Hundred & Sixty Five Thousand Pounds) Subject to Contract.

OTHER INFORMATION

Attention is drawn to the Coal Authority plan attached to these details.

VIEWING

By strict appointment with the sole Agents :–

John Emms Commercial

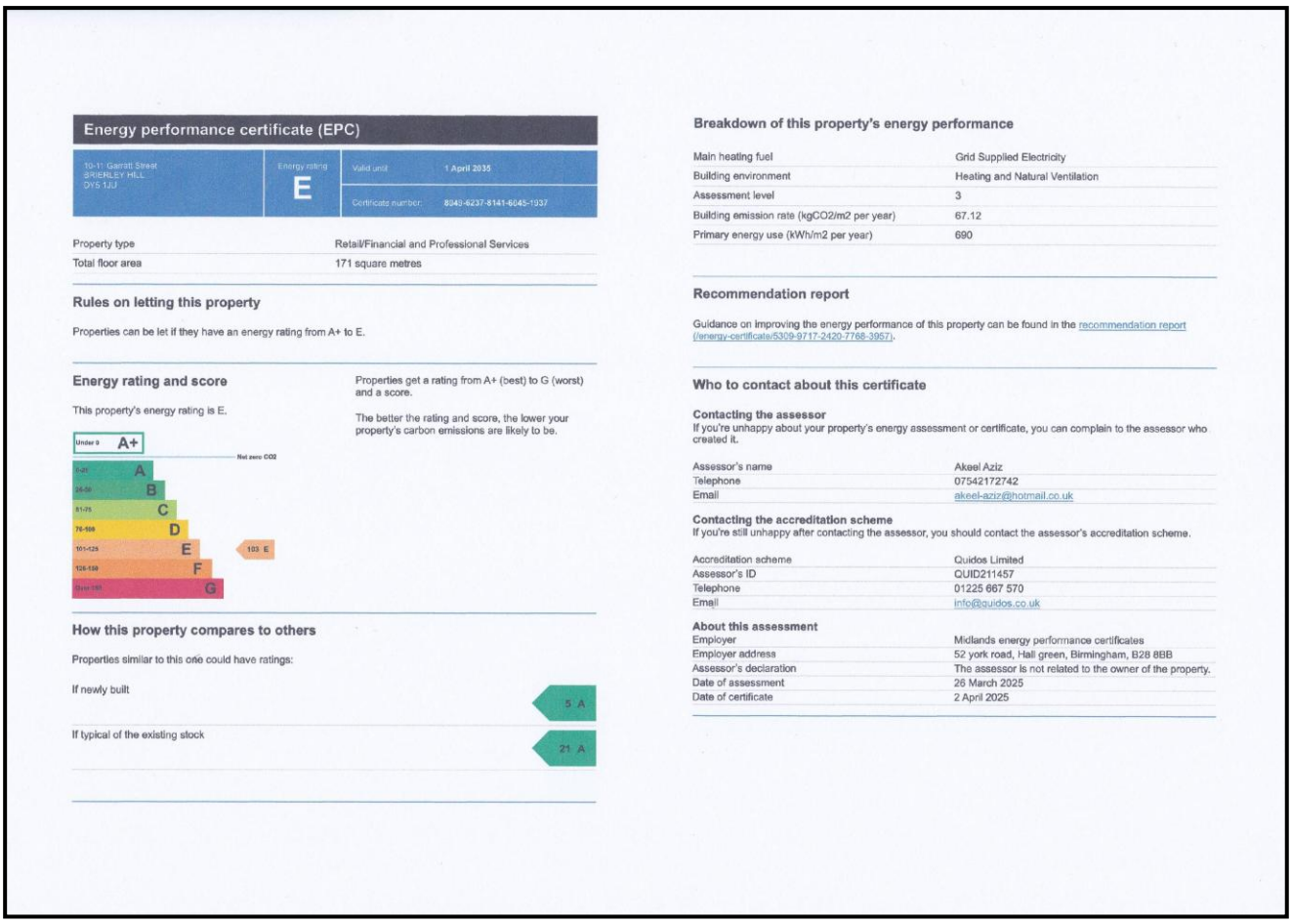
Tel : 01384-257284

Email: john@johnemmscommercial.co.uk

Website: www.johnemmscommercial.co.uk

SUBJECT TO CONTRACT

10-11 GARRATT STREET, HARTS HILL, BRIERLEY HILL, DY5 1JU....Cont'd.



Energy performance certificate (EPC)

10-11 Garratt Street BRIERLEY HILL DY5 1JU	Energy rating **E**	Valid until	1 April 2035
		Certificate number:	8040-6237-8141-6045-1937

Property type	Retail/Financial and Professional Services
Total floor area	171 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.

Under 0 A+
Net zero CO2
0-20 A
21-38 B
39-54 C
55-68 D
69-80 E 103 E
81-91 F
92-100 G

How this property compares to others

Properties similar to this one could have ratings:

If newly built 5 A

If typical of the existing stock 21 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)	67.12
Primary energy use (kWh/m2 per year)	690

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/5309-9717-2420-7768-3957).

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	Akeel Aziz
Telephone	07542172742
Email	akeel-aziz@hotmail.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	Quidos Limited
Assessor's ID	QUID211457
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	Midlands energy performance certificates
Employer address	52 york road, Hall green, Birmingham, B28 8BB
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	26 March 2025
Date of certificate	2 April 2025

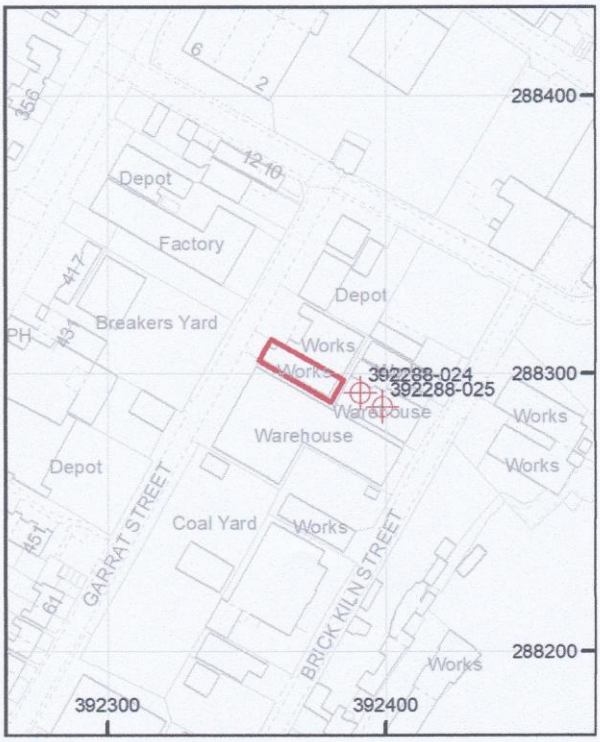
Enquiry boundary

Key

Approximate position of enquiry boundary shown

Disused mineshaft

We can confirm that the location is **on the coalfield**



Map data

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