FOR SALE

96 KING STREET
DUDLEY
WEST MIDLANDS
DY2 8PR

- **TOWN CENTRE OFFICES**
- **EASY ACCESS TO DUNCAN EDWARDS WAY**
- **ALTERNATIVE RESIDENTIAL POTENTIAL – SUBJECT TO PLANNING**

LOCATION

The property is located in King Street, Dudley, West Midlands, a short walking distance from the central retailing area and Market Place. Public transport links are also within easy walking distance.

Dudley is the administrative centre of the Metropolitan borough and is located approximately 8 miles west of Birmingham City Centre and 9 miles south of Wolverhampton City Centre.

DESCRIPTION

The internal accommodation comprises a self contained 2 storey office building with solid floors, suspended ceilings to ground floor, Cat II lighting, electric radiator heating, electrically operated security shutter to ground floor front elevation.

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	AREA SQ.FT.	SQ.M.
GROUND FLOOR		
Front Office	227	21.1
Store Room (off)	67	6.2
	294 Sq.Ft.	27.2 Sq.M.
Stairs to:-		
FIRST FLOOR		
Main Office – with secondary glazing	197	18.3
Tea Making Area with fitted unit and stainless steel bowl.	15	1.4
	212	19.7
TOILET with low level W.C.		
Net Internal Area	**506 Sq.Ft.**	**46.9 Sq.M.**

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.

2026 RATEABLE VALUE £2,800.

TERMS The property is available freehold with vacant possession.

Purchase Price: £125,000.00 (One Hundred & Twenty Five Thousand Pounds)

FIXTURES & FITTINGS The property has fully fitted carpets, UPVC double glazed windows and/or secondary glazing, Cat II lighting, fitted unit and stainless steel bowl. Electric radiators. Electrically operated security shutter. All other items are expressly excluded.

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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.

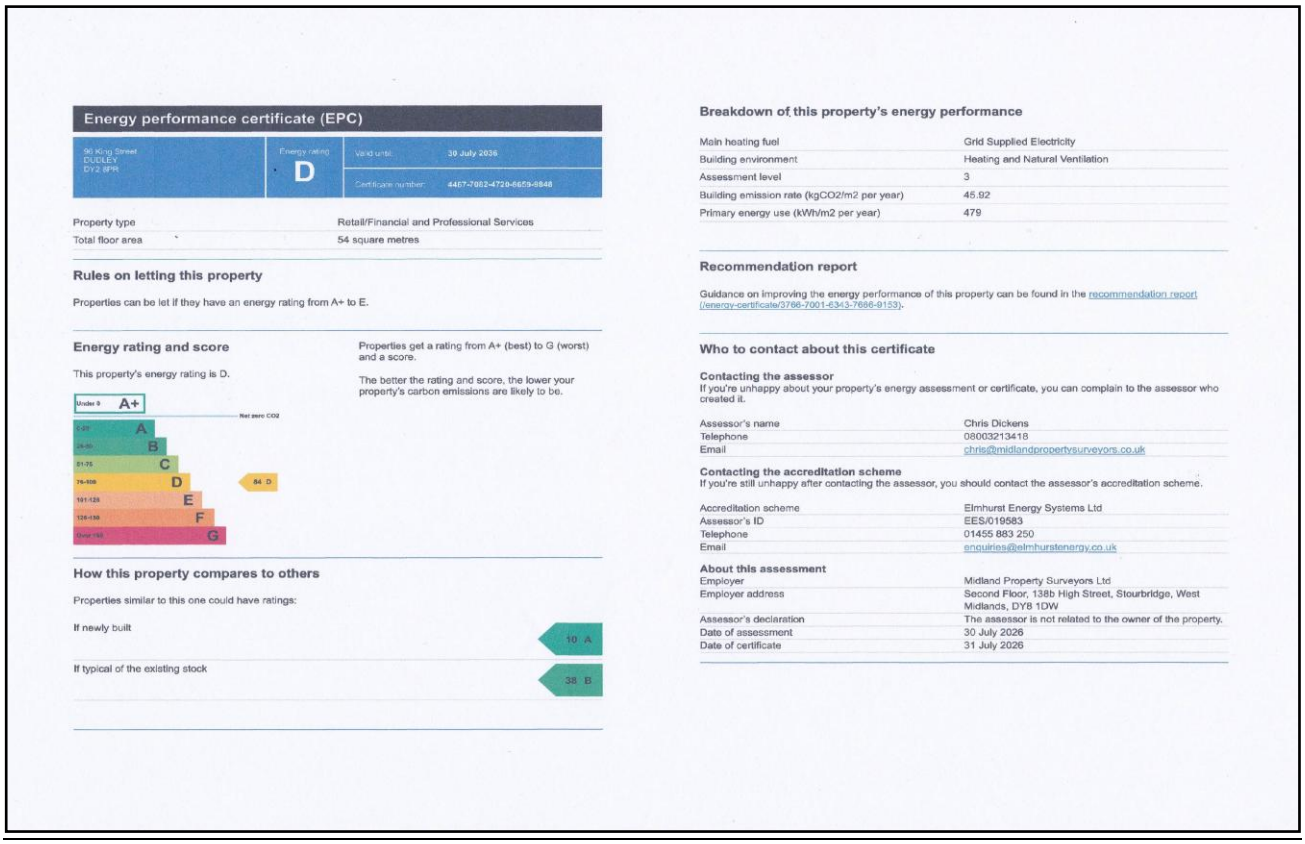
EPC D Rated

VIEWING By strict appointment with the Sole Agents :

John Emms Commercial Tel: 01384 257284

Email: john@johnemmscommercial.co.uk or john.johnemmscommercial@gmail.com
Website: www.johnemmscommercial.co.uk

SUBJECT TO CONTRACT



Energy performance certificate (EPC)

96 King Street
DUDLEY
DY2 8PR

Energy rating: D

Valid until: 30 July 2036

Certificate number: 4467-7002-4720-6659-6848

Property type	Retail/Financial and Professional Services
Total floor area	54 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 84 D
E
F
G

How this property compares to others

Properties similar to this one could have ratings:

If newly built 10 A

If typical of the existing stock 38 B

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)	45.92
Primary energy use (kWh/m2 per year)	479

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/3766-7001-6343-7666-9153).

Who to contact about this certificate

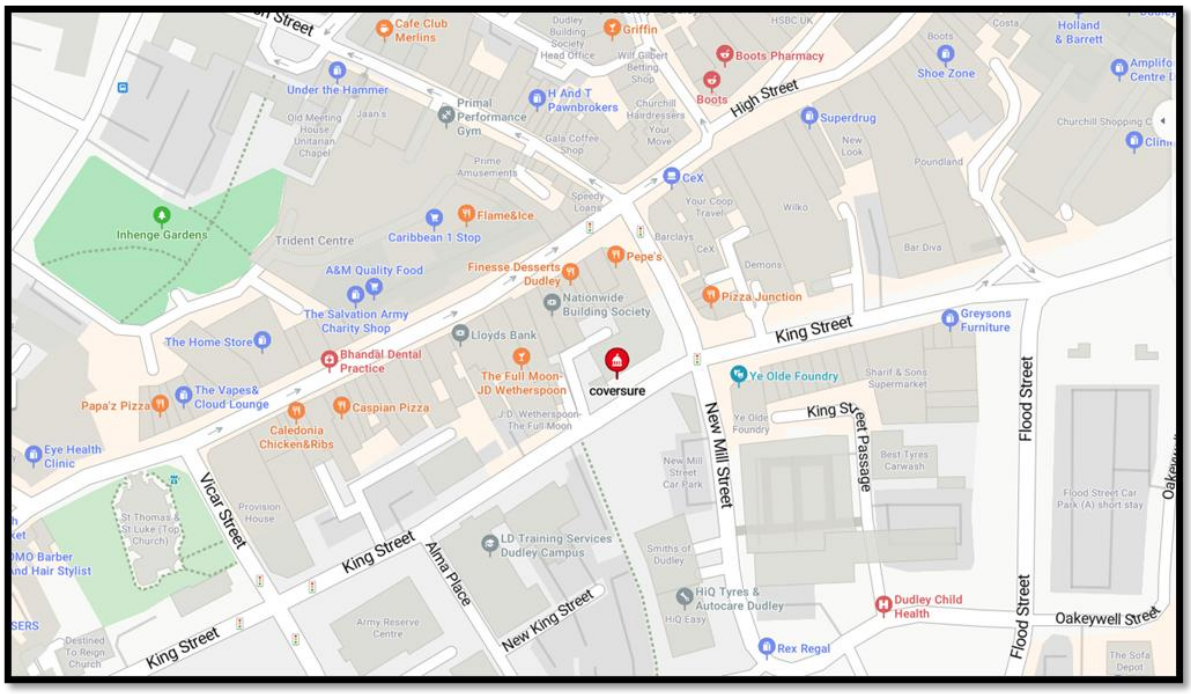
Contacting the assessor
If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Chris Dickens
Telephone	08003213418
Email	chris@midlandpropertysurveyors.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/019583
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Midland Property Surveyors Ltd
Employer address	Second Floor, 138b High Street, Stourbridge, West Midlands, DY8 1DW
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	30 July 2026
Date of certificate	31 July 2026

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