TO LET

GROUND FLOOR SHOP
91 HIGH STREET
Corner of MOOR STREET
BRIERLEY HILL
WEST MIDLANDS
DY5 3AU

- **RETAIL USE**
- **POPULAR LOCATION**

LOCATION

The property is situated at the junction of High Street and Moor Street, Brierley Hill. Moor Street Shopping Centre is directly opposite and Brierley Hill Indoor Market is within walking distance on the opposite side of the High Street. The new Metro Tram, when operating, will run close to the property.

DESCRIPTION

The property comprises a ground floor retail shop with return frontage to Moor Street and a useful basement cellar. The internal accommodation comprises.

91 HIGH STREET, BRIERLEY HILL, DY5 3AU .....Cont'd.

GROUND FLOOR

Retail Area Having electric wall heaters and suspended ceiling. Partitioned office to rear.	**475 Sq.Ft.**	**(44.1 Sq.M.)**
Steps down to cellar and storage comprising:-		
Storage Room Having solid floor and separate toilet with low level W.C.	**211 Sq.Ft.**	**(19.6 Sq.M.)**
Front Storage With low ceiling.	**157 Sq.Ft.**	**(14.5 Sq.M.)**
NET INTERNAL AREA	**843 SQ.FT.**	**(78.3 SQ.M.)**

RATEABLE VALUE **From 1st April 2026 £6,100**

LEASE TERMS
The premises are available on new lease terms for a period of 6 years with rent review at the 3rd year of the term. The property will be let on internal repairing terms plus service charge.

REFERENCES
Names and addresses of 3 referees to include one financial/accountants reference and two business/trade references will be required. These will be forwarded to the landlords for their approval prior to instructing solicitors.

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

ENERGY PERFORMANCE CERTIFICATE Available with these particulars.

FIXTURES & FITTINGS
The property has electric wall heaters, suspended ceilings to the ground floor retail and office area. Fitted toilet and wash hand basin to the cellar area. All items in the nature of fixtures and fittings will be included within the lease, all other items being expressly excluded.

SERVICES

Mains electricity, water and drainage are available and connected. The Agent has not tested any plant, apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. The applicant is advised to obtain their own verification.

RENT

Year 1. £ 8,000.00 per annum (exclusive of rates and other outgoings)
Year 2. £ 9,000.00 per annum (exclusive of rates and other outgoings)
Year 3. £10,000.00 per annum (exclusive of rates and other outgoings)

Rent to be paid quarterly in advance on the usual quarter days.

V.A.T. We are advised VAT is not applicable to this transaction.

VIEWING

By strict appointment with the sole Agents :–

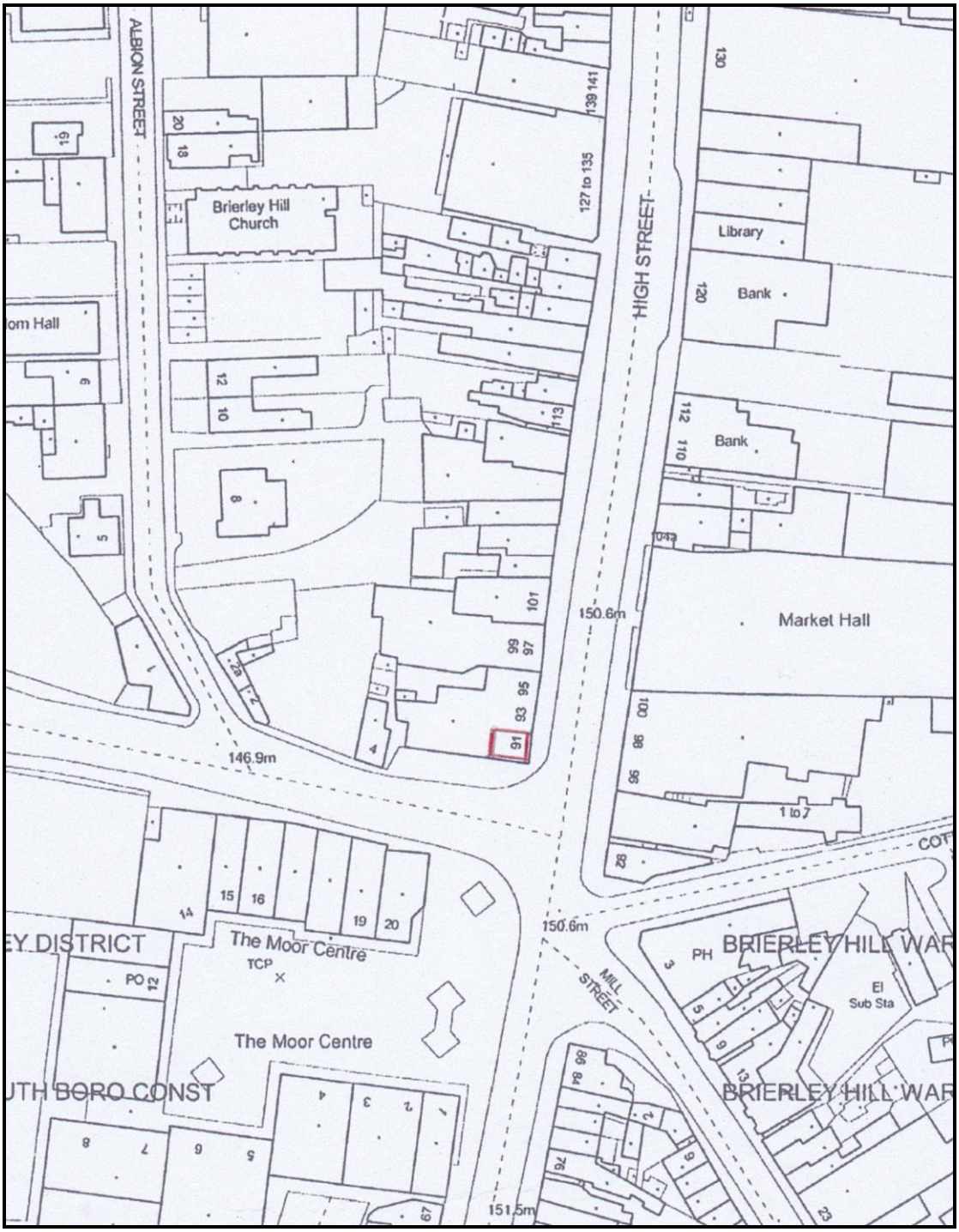
John Emms Commercial

Tel : 01384-257284

Email: john@johnemmscommercial.co.uk
Website: www.johnemmscommercial.co.uk

SUBJECT TO CONTRACT

91 HIGH STREET, BRIERLEY HILL, DY5 3AU .....Cont'd.



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Energy performance certificate (EPC)

91 High Street
BRIERLEY HILL
DY5 3AU

Energy rating: C

Valid until: 2 March 2035

Certificate number: 0765-6130-2940-5330-9377

Property type: Retail/Financial and Professional Services

Total floor area: 79 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.

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.

How this property compares to others

Properties similar to this one could have ratings:

If newly built: 0 A

If typical of the existing stock: 54 C

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)	22.29
Primary energy use (kWh/m2 per year)	236

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/6945-3194-7979-5075-1565).

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	Gregory Broadbent
Telephone	07812125787
Email	g.broadbent@qesltd.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/022286
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Godfreys Estate Service Ltd
Employer address	3 Snake Lane, Duffield, DE56 4FF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	3 March 2025
Date of certificate	3 March 2025