TO LET

LOCK UP SHOP
HOLLOWAY HOUSE
77 RUITON STREET
LOWER GORNAL
DUDLEY
WEST MIDLANDS
DY3 2EH

- **LOCK UP SHOP**
- **RENT FROM £200.00 PER WEEK (EX)**
- **POPULAR LOCATION**

LOCATION

The property is a prominent building in Ruiton Street, Lower Gornal approximately 1 mile from Five Ways. The property has good access to the village of Lower Gornal and is adjacent to a confectioners, newsagents, off licence. Sedgley town centre is within close proximity where a Tesco and local traders are represented. Wolverhampton city centre is approximately 5 miles distant to the north. The sub regional centre at Merry Hill and offices development known as The Waterfront are approximately 3 miles distant to the southwest. Dudley town centre is approximately 3 miles distant to the southeast.

DESCRIPTION

The property comprises a single storey building with flat roof, the latter having recently been renewed. The internal accommodation is set out to a high standard and would suit a hair salon, beauty salon or similar. There is useful forecourt parking. The internal accommodation comprises.

LOCK UP SHOP, HOLLOWAY HOUSE, 77 RUITON STREET, LOWER GORNAL, DY3 2EH .....Cont'd.

Ground Floor Single Storey Shop Having tiled solid floor, gas central heating radiator.	258 Sq.Ft.	23.9 Sq.M.
Kitchen (off) Having tiled solid floor with stainless steel single drainer sink unit, wall cupboard and base unit. Gas and electricity meters.	58 Sq.Ft.	(5.4 Sq.M.)
Toilet With low level W.C. and wash hand basin.		
NET INTERNAL AREA	**316 SQ.FT.**	**(29.3 SQ.M.)**

EXTERNALLY
The property has electrically operated roller shutter door to front elevation, additional manually operated roller shutter door to personnel door and forecourt parking.

2026 RATEABLE VALUE £7,500

LOCK UP SHOP, HOLLOWAY HOUSE, 77 RUITON STREET, LOWER GORNAL, DY3 2EH .....Cont'd.

SERVICES

All mains services 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.

FIXTURES & FITTINGS

Gas central heating radiators and pipework, bullseye spot light to shop ceiling, central light to kitchen and toilet, low level W.C., cistern, seat and lid. These fixtures and fittings will be included within the lease, all other items being expressly excluded.

ENERGY PERFORMANCE CERTIFICATE

Energy Rating D.

TENURE

The property is offered on a new lease as a business tenancy for a minimum term of 3 years within the provisions of the Landlord & Tenant Act 1954 (Part II) as amended.

RENT

Year 1. £10,400.00 per annum (exclusive of rates) i.e. £200.00 per week (ex)
Years 2 & 3. £12,000.00 per annum (exclusive of rates)

REPAIRS

The property to be leased on full repairing terms with the tenant being responsible for all maintenance and repair internally and externally.

INSURANCE

The Landlord will insure the building and recharge the buildings insurance premium to the tenant on a pro rata basis.

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.

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

LOCK UP SHOP, HOLLOWAY HOUSE, 77 RUITON STREET, LOWER GORNAL, DY3 2EH .....Cont'd.

VIEWING

By strict appointment with the sole Agents :–

John Emms Commercial

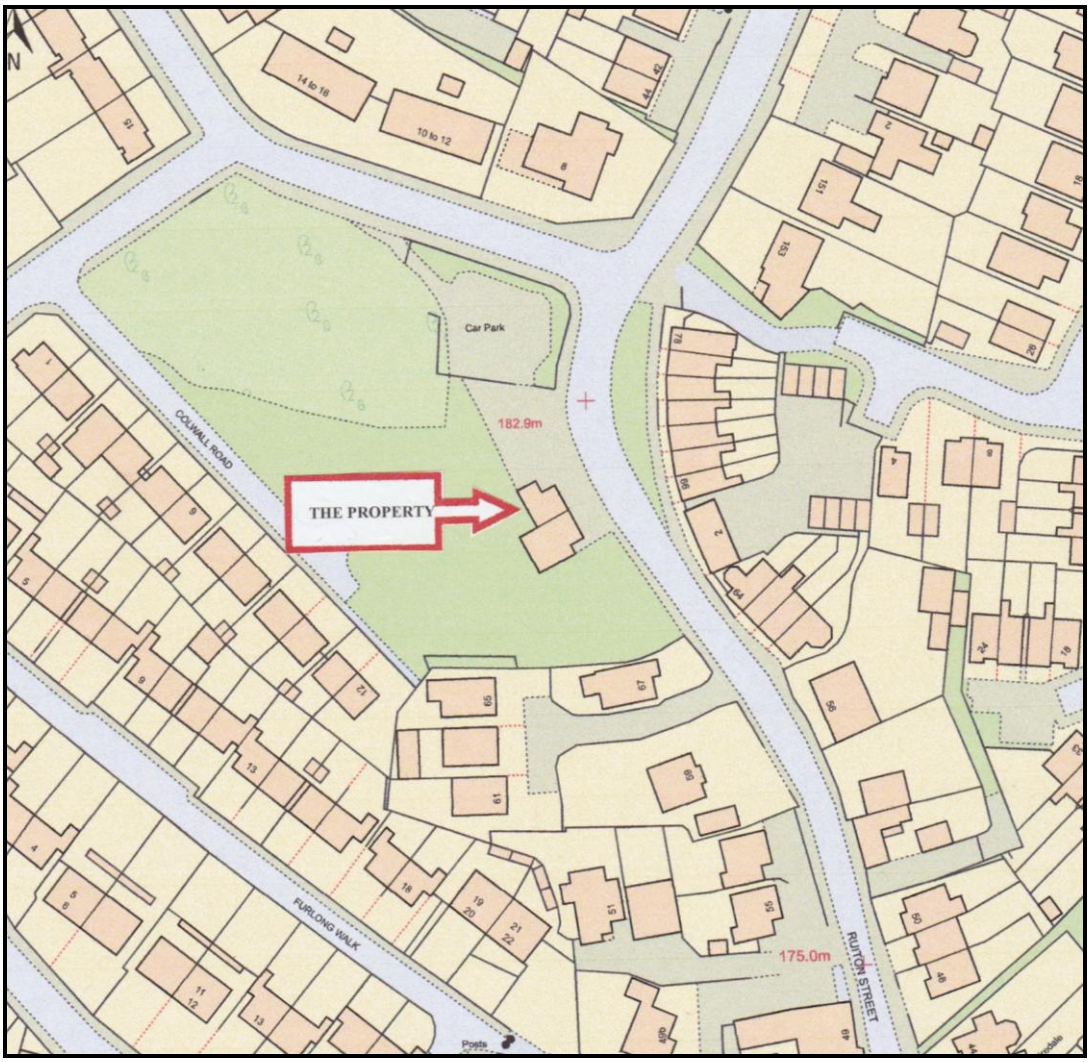
Tel : 01384-257284

Email: john@johnemmscommercial.co.uk

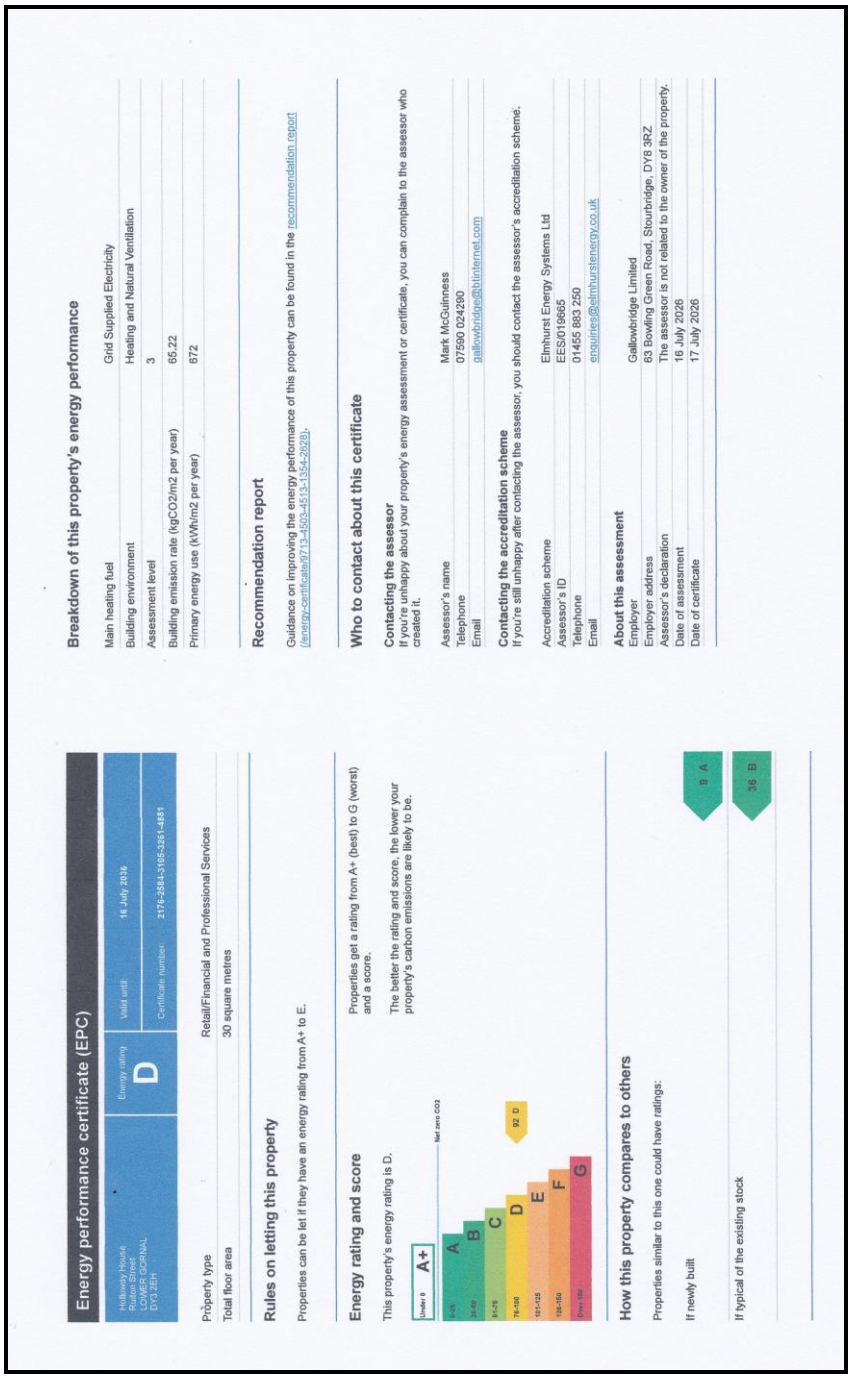
Website: www.johnemmscommercial.co.uk

SUBJECT TO CONTRACT

LOCK UP SHOP, HOLLOWAY HOUSE, 77 RUITON STREET, LOWER GORNAL, DY3 2EH .....Cont'd.



LOCK UP SHOP, HOLLOWAY HOUSE, 77 RUITON STREET, LOWER GORNAL, DY3 2EH .....Cont'd.



Energy performance certificate (EPC)

Holloway House
Ruiton Street
LOWER GORNAL
DY3 2EH

Energy rating: D

Valid until: 16 July 2036

Certificate number: 2176-2584-3105-3261-4881

Property type	Retail/Financial and Professional Services
Total floor area	30 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.

How this property compares to others

Properties similar to this one could have ratings:

If newly built — 9 A

If typical of the existing stock — 36 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)	65.22
Primary energy use (kWh/m2 per year)	672

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/9713-4503-4513-1354-2628).

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	Mark McGuinness
Telephone	07590 024290
Email	gallowbridge@btinternet.com

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/019665
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Gallowbridge Limited
Employer address	63 Bowling Green Road, Stourbridge, DY8 3RZ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	16 July 2026
Date of certificate	17 July 2026