

TO LET



**30 GRIFFIN STREET
NETHERTON
DUDLEY
WEST MIDLANDS
DY2 0LP**

❖ **POTENTIAL OFFICES/BUSINESS USE**

❖ **RENT - £1,000 PER CALENDAR MONTH**

LOCATION

The property is situated close to the junction of Griffin Street and Meeting Street in the Netherton area of Dudley. Griffin Street is a principally residential area with PALS + Centre adjacent to the left hand elevation and lock up garages to the right hand elevation. The property is within easy walking distance of Netherton Town Centre where local traders including Pharmacist, Health Centre, Spar Supermarket etc., are located. The property is also within easy travelling distance of other towns within the Black Country including Old Hill and Brierley Hill. Dudley town centre is approximately 2 miles distant and Wolverhampton city centre approximately 9 miles distant to the northwest.

DESCRIPTION

The property comprises a single storey building of brick construction with pitched tiled roof to the front section and flat roof to the rear extension. The property stands behind a small pedestrian approach and access. The internal accommodation, which is gas fired centrally heated, comprises the following.

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**JOHN
EMMS**
COMMERCIAL

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www.johnemmscommercial.co.uk

Tel : 01384 257284

30 GRIFFIN STREET, NETHERTON, DUDLEY

SQ.FT. **AREA**
SQ.M.

MEETING ROOM & ASSEMBLY HALL (front) with solid floor, fluorescent strip lighting, UPVC double glazed windows, gas central heating radiators.

REAR ACCOMMODATION includes Kitchen with stainless steel single drainer sink unit and fitted base units, 2 separate toilets (ladies and gents) having low level W.C's and including disabled toilet facility. Wall mounted Ideal gas central heating boiler.

NET INTERNAL AREA **1,101 Sq.Ft.** **102.3 Sq.M.**

EXTERNALLY

Small access area to front being gated with ramp incline and side walk round pathway.

April 2026 RATEABLE VALUE £3,800.

SERVICES

Mains water, electricity, gas and drainage are available and connected to the property.

TENURE

A new business lease on full repairing and insuring terms – minimum term 3 years.

FIXTURES & FITTINGS

All items in the nature of fixtures and fittings referred to in our letting particulars will be included within the lease, all other items being expressly excluded.

LEGAL COSTS

Both parties to be responsible for their own respective Legal Costs incurred in the transaction.



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RENT £12,000 per annum (exclusive of rates and other outgoings).

VAT We are advised that VAT is **not applicable** to this transaction.

EPC Attached.

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

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Energy performance certificate (EPC)

30 Griffin Street NETHERTON DY5 3LP	Energy rating C	Valid until 3 June 2018
Certificate number 199-2356-4965-335-4310		

Property type
General Assembly and Leisure, Night Clubs, and Theatres

Total floor area
110 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: 23 A
- If typical of the existing stock: 51 D

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	49.9
Primary energy use (kWh/m ² per year)	291

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report](#) ([summary certificate](#) [EPC/2/4885/2/37/2456-4360](#)).

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: David Meaghen
 Telephone: 0190232480
 Email: dmeaghen@yahoo.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: EES019760
 Telephone: 01458 863250
 Email: squiries@elmhurstenergy.co.uk

About this assessment

Employer: Target EPC Ltd
 Employer address: 4 Houndel Grove, Wombourne, Wolverhampton, WV5 8BZ
 Assessor's declaration: The assessor is not related to the owner of the property.
 Date of assessment: 4 June 2018
 Date of certificate: 4 June 2018

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