

# TO LET



**UNIT 1  
PROVIDENCE STREET  
LYE  
STOURBRIDGE  
WEST MIDLANDS  
DY9 8HS**

- ❖ **GIA 4,854 SQ.FT. (450.9 SQ.M.)**
- ❖ **USEFUL SIDE YARD**

## **LOCATION**

The property is located on Providence Street, Lye in a long established industrial area diagonally opposite Providence Industrial Estate on Providence Drive. The property is less than 1 mile from Lye Town Centre and equidistant between Stourbridge and Halesowen. Birmingham City Centre is approximately 12 miles distant to the east.

## **DESCRIPTION**

The property comprises a detached industrial unit of brick construction with pitched corrugated asbestos roof, roller shutter door to front elevation, eaves height 21ft. The internal accommodation comprises.

Regulated by RICS

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Tel : 01384 257284

## **UNIT 1, PROVIDENCE STREET, LYE .....Cont'd.**

	<b><u>AREA</u></b> <b><u>SQ.FT.</u></b>	<b><u>SQ.M.</u></b>
<b><u>UNIT</u></b> The internal property has concrete floor, electrically operated roller shutter door, 10 tonne overhead crane (not in use), LED lighting, internal block built offices. Toilets at rear of unit including kitchen/tea making area.	<b>4,854</b>	<b>450.9</b>
Plus <b>lean to Garage</b> of light weight corrugated metal. Construction.	<b><u>239 Sq.Ft.</u></b>	<b><u>22.2 Sq.M.</u></b>

### **EXTERNALLY**

Useful side **Yard** with gated access from Providence Street. 283 Sq.Yds (236.9 Sq.M.)

**2023 RATEABLE VALUE** : £19,000.

### **TENURE**

The property is available from September 2025 (possibly earlier by agreement) on a new lease to be created within the provisions of the Landlord & Tenant Act 1954 (Part II) i.e. a business tenancy. Minimum term 3 years.



### **RENT**

**£30,000.00 per annum (exclusive of rates and other outgoings)**

### **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.

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### **FIXTURES & FITTINGS**

10 tonne overhead crane, electrically operated roller shutter door, LED lighting, kitchen as fitted with stainless steel single drainer sink unit and plumbing equipment, toilets as fitted with sanitary ware, 3 phase electricity, distribution board, light switches and power points as fitted. Electrically operated gates to the front elevation side yard.

The Agents have not tested any apparatus, equipment, fixtures, fittings or services, and cannot verify that they are in working order, or fit for their purpose.

### **SERVICES**

Mains water, electricity and drainage are available and connected 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.

### **EPC**

Available with these particulars

### **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](mailto:john@johnemmscommercial.co.uk)**

**Website: [www.johnemmscommercial.co.uk](http://www.johnemmscommercial.co.uk)**

**SUBJECT TO CONTRACT**

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# UNIT 1, PROVIDENCE STREET, LYE .....Cont'd.

### Energy performance certificate (EPC)

<b>M14 1</b> Providence Street Lye DY2 9RF	<b>Energy rating</b>	<b>Valid until</b>	22 October 2029
	<b>C</b>	<b>Certificate ref. no.</b>	9905-7393-4181-3300-1563

Property type: B2 to B7 General Industrial and Special Industrial Groups  
Total floor area: 504 square metres

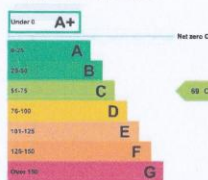
#### Rules on letting this property

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.



Net zero CO2

#### How this property compares to others

Properties similar to this one could have ratings:

If newly built: 26 B

If typical of the existing stock: 83 D

#### 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)	39.36
Primary energy use (kWh/m2 per year)	233

#### Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report](#) ([energy-certificates-1729-4053-c9-18-d199-3301](#)).

#### 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	<a href="mailto:gallowbridges@elmhurstenergy.com">gallowbridges@elmhurstenergy.com</a>

##### 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	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

##### About this assessment

Employer	Gallowbridge Limited
Employer address	Rockleigh, 63 Bowling Green Road, Stourbridge, DY8 3RZ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	17 October 2019
Date of certificate	23 October 2019

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**Internal**



**Internal**



**Internal**



**External**

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