



# Scriven & Co.

Est. 1937

## Commercial Lettings



52, Louise Street, Gornal Wood, Dudley, DY3 2UB

**£8,500 Per Annum**

- Vacant possession available
- Established trading position
- Rear loading and unloading provision

All Buildings Great & Small



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TO LET: An opportunity to lease a ground floor retail shop with first floor storage/showroom accommodation within Gornal Wood village. EPC = E (103)

## ACCOMODATION

### GROUND FLOOR

#### RETAIL SHOP:

The shop is approached from the pavement via a recessed porch with display window, entrance door and roller shutter security door.

FRONTAGE: 3.86m max.  
MINIMUM WIDTH: 2.86m  
OVERALL DEPTH: 16.82m

Incorporating staircase off to first floor level.

#### REAR LOBBY:

Leading to rear yard.

KITCHEN: 1.36m x 1.16m

SEPARATE W.C.

### FIRST FLOOR

STORE ROOM (FRONT): 3.89m x 2.40m

STORE ROOM/SHOWROOM AREA (REAR): 3.91m max. x 7.66m  
Including staircase.

### OUTSIDE

Rear yard area, communal driveway access from Louise Street leading to an area suitable for loading and unloading only.

#### SERVICES:

Mains electricity, water and drainage are connected. The Agents have not tested any apparatus equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor.

#### FIXTURES AND FITTINGS:

All items unless mentioned in these details are excluded from the proposed sale.

#### VAT:

All figures quoted are exclusive of VAT where applicable.

#### RATING ASSESSMENT:

From 1st April 2023: £7,200

Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

#### LEASE:

A lease will be granted for an initial period of 3 to 6 years with a rent review at the end of the third year of the term.

#### REPAIRING LIABILITY:

The tenant will be responsible for the internal condition of the building and the condition of the shop front and roller shutter doors. At the end of the term the tenant will be responsible for internal and external redecoration.

#### INSURANCE:

The landlord will arrange insurance for the property and the tenant will reimburse the cost of the premium on a pro-rata basis on demand.

#### LEGAL COSTS:

The in-going tenant will be responsible for the cost of preparing a Law Society Business Lease (£300.00 (three hundred pounds) plus VAT and the preparation of a Rent Deposit Deed (£200.00 (two hundred pounds) plus VAT).

#### RENT DEPOSIT:

The in-going tenant will be required to lodge a rent deposit of £1,500.00 (one thousand five hundred pounds) for the duration of the lease to be held by Scriven & Co. and paid into a non-interest bearing account.

#### VIEWING :

Strictly by prior appointment via Agents on 0121 422 4011 (option 3, commercial)

#### IMPORTANT NOTE:

If you are considering entering into a lease for commercial premises, before proceeding we would draw your attention the existence of the Code for Leasing Business Premises First Edition February 2020 ([https://www.rics.org/globalassets/code-for-leasing\\_ps-version\\_feb-2020.pdf](https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf)) This document and its supplemental guide set out the basis on which negotiations of the lease terms should be undertaken. It is recommended that you obtain your own professional advice with regard to the Code and the proposed lease terms before proceeding.

#### ANTI-MONEY LAUNDERING REGULATIONS:

In order to comply with Anti-Money Laundering Regulations, any prospective tenant will be required to provide the following:

1. Satisfactory photographic identification.
2. Proof of address/residency.

In the absence of being able to provide appropriate physical copies of the above, Scriven & Co reserves the right to obtain electronic verification of identity.

Satisfactory bank and trade references will also be required.

### Extra Services & AML (C)

#### EXTRA SERVICES:

By law, the agent must tell the client if the agent or any connected person intends to earn any commission or any other fees from offering or referring other services to the client or buyer. If the agent or any connected person earns money from any of these services or referrals the agent or the connected person would keep this commission or fee. Part of the payment for these extra services will be paid to the agent as a result of the referral.

Scriven & Co offers the following services and has the following referral arrangements in place:

Scriven & Co routinely refers sellers (and buyers) to Infinity Financial Advice. It is the clients' or buyers' decision whether to choose to deal with Infinity Financial Advice. Should the client or a buyer decide to use Infinity Financial Advice the client or buyer should know that Scriven & Co receive a payment from Infinity Financial Advice equating on average to a figure in the order of £200 per referral.

Scriven & Co routinely refers sellers (and buyers) to certain firms of solicitors/conveyancers. It is the clients' or buyers' decision whether to choose to deal with any of the referral companies. Should the client or a buyer decide to use any of

these companies the client or buyer should know that Scriven & Co receive a payment from these companies equating to a figure in the order of £100-£200 per referral. We are informed that the solicitors/conveyancers are happy to pay this referral fee to ourselves as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted. The agent routinely refers sellers (and buyers) to Warren's removals and storage. It is the clients' or buyers' decision whether to choose to deal with Warren's removals and storage. Should the client or a buyer decide to use Warren's removals and storage the client or a buyer should know that the agent receives a referral fee to the value of £50 from them for recommending a client or buyer to them.

### Useful links for property information (C):

Find information about a property in England or Wales:  
<https://search-property-information.service.gov.uk>

Mobile and broadband checker: If mobile coverage and broadband speed is an important issue we would suggest checking with:  
<https://checker.ofcom.org.uk>

Flooding: If you wish to check flooding information in respect of the property, the following may be of assistance: <https://www.gov.uk/request-flooding-history>

Long term flood risk check of an area in England:  
<https://www.gov.uk/check-long-term-flood-risk>

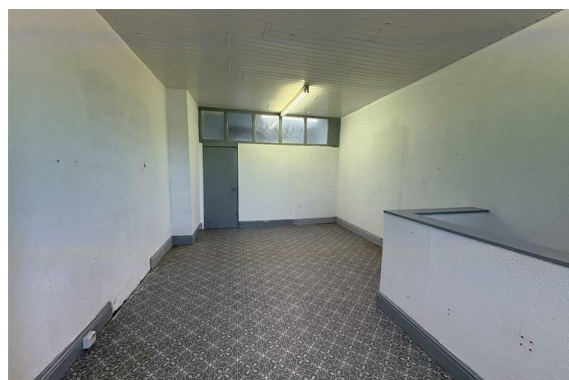
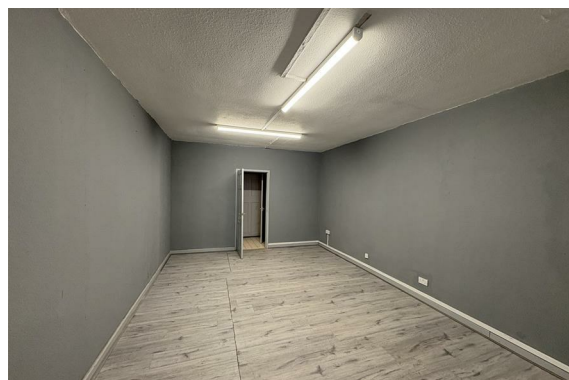
Service provider information: we would suggest the following:

Gas supply:  
<https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>  
<https://www.findmysupplier.energy>

Electric supply:  
<https://www.energynetworks.org/customers/find-my-network-operator>  
<https://www.nationalgrid.co.uk>

Water supplier:  
<https://www.ofwat.gov.uk/households/your-water-company>  
<https://www.water.org.uk/customers/find-your-supplier>

Consumer code for house builders:  
<https://consumercode.co.uk>



#### Important notices

**The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008** : Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors. **VAT**: All figures quoted are exclusive of VAT where applicable. **Rating Assessments** : Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

**Misrepresentation Act 1967** : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested. (REV02:10/13).



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- Tel: 0121 422 4011
- E-mail: [quinton@scriven.co.uk](mailto:quinton@scriven.co.uk)
- [www.scriven.co.uk](http://www.scriven.co.uk)
- Regulated By RICS

