

# TO LET



**LOWER GROUND FLOOR  
OFFICES  
193 WOLVERHAMPTON ST  
DUDLEY  
WEST MIDLANDS  
DY1 1DU**

- ❖ SELF CONTAINED REFURBISHED PROFESSIONAL OFFICES
- ❖ NEW LEASE AVAILABLE
- ❖ DEDICATED CAR PARKING AVAILABLE

## **LOCATION**

The property is a Grade II Listed Building located in Wolverhampton Street, adjacent to the Telephone Exchange, close to the junction of Wolverhampton Street with Parsons Street and The Inhedge – located a short walking distance from the Town Centre where many national and local traders are represented.

Dudley is a major Town within the West Midlands conurbation and has a resident population of 312,925 (2011 census figures) the Town is located some 10 miles west of Birmingham City Centre, 7 miles south west of Walsall and 6 miles south of Wolverhampton City Centre.

## **DESCRIPTION**

The available Offices comprise refurbished self contained accommodation on the lower ground floor of the building, the property having communal access via hallway and stairs from front and rear elevations.

Regulated by RICS

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Tel : 01384 257284

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The internal accommodation comprises :

	<b><u>AREA</u></b>	
	<b><u>SQ.FT.</u></b>	<b><u>SQ.M.</u></b>
Access via lower ground floor corridor to 3 offices plus store room. The property has laminated floors, fluorescent strip lighting, gas central heating and has been refurbished to a high standard (see photographs).		
<b><u>Office 1</u></b> (front)	247	22.9
<b><u>Store</u></b> (front)	155	14.4
<b><u>Office 2</u></b> (rear)	293	27.2
<b><u>Office 3</u></b> (rear)	183	17.0
<b><u>NET INTERNAL AREA</u></b>	<b><u>878 Sq.Ft.</u></b>	<b><u>81.5 Sq.M.</u></b>

There are communal toilets on the lower ground floor.

**CAR PARKING** 2 spaces are available at additional cost - administered by the Landlord.

**RATING** 2023 Rateable Value: £3,350.00  
This is below the Small Business Rates threshold.

**LEASE TERMS** The premises are available on new Business Tenancy terms to be agreed at a rent as follows:

**Year 1. £6,000.00 per annum (exclusive)**  
**Years 2 & 3 £7,200.00 per annum (exclusive)**

Plus Service Charge plus Insurance Premium.

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**REFERENCES** Names and addresses of referees to include Accountants and 2 business/trade references will be required from any prospective tenant. These will be forwarded to the Landlords for approval prior to instructing Solicitors.

**LEGAL COSTS** Both parties to pay their own respective Legal Costs incurred in the transaction.

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

**EPC** Not required under Grade II Listed Building Regulations of English National Heritage.

**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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**Office 1.**



**Office 2.**



**Office 2.**



**Office 3.**

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**Store Room**

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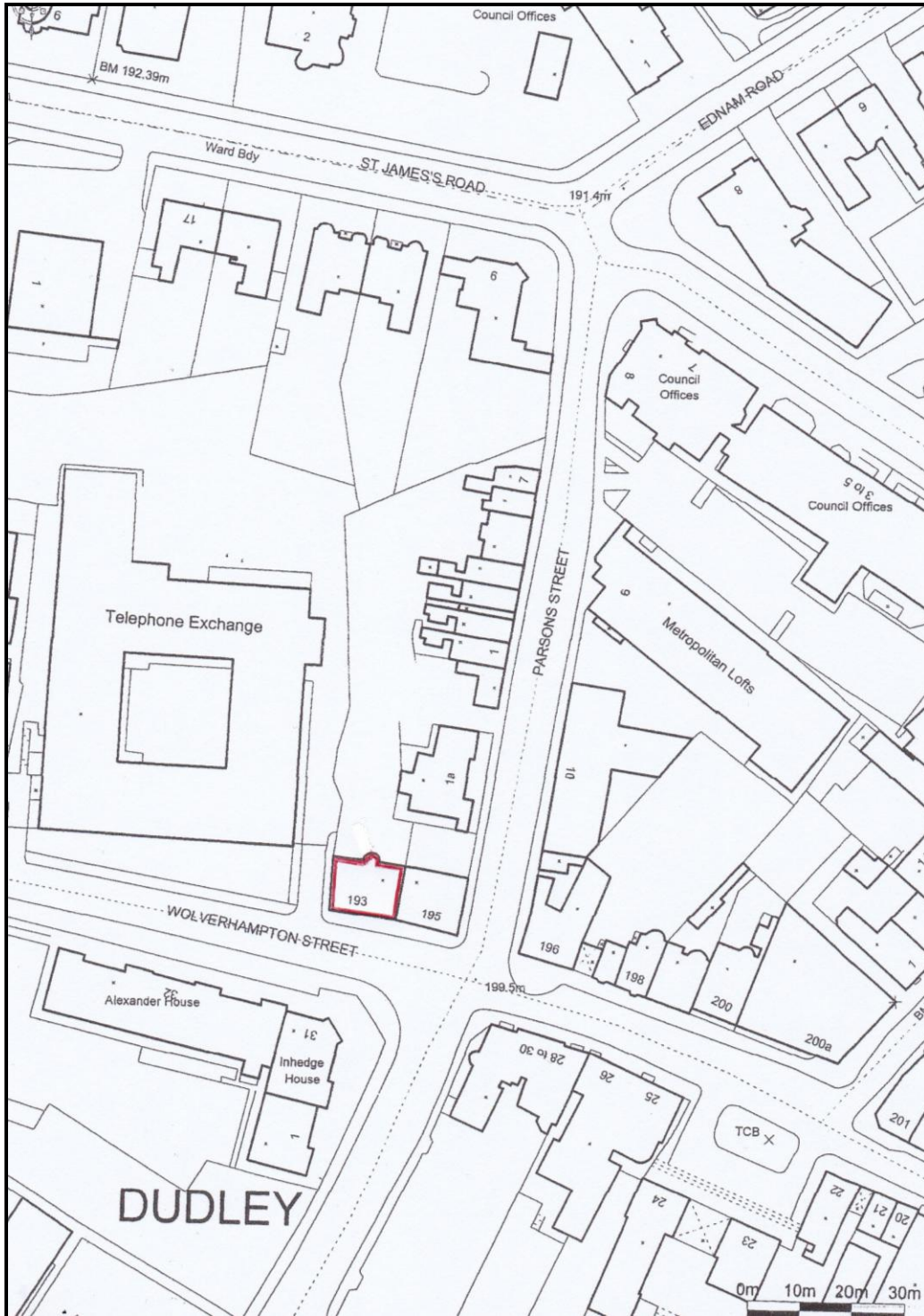
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