

TO LET



**78 HIGH STREET
BRIERLEY HILL
WEST MIDLANDS
DY5 3AU**

- ❖ **DINER CAFE**
- ❖ **NEW LEASE AVAILABLE**

LOCATION

The property is located in High Street, Brierley Hill, a long established shopping area with many local retailers plus Indoor Market Hall. The new Metro Tram, when operating, will run close to the property. The property is a short walking distance from the A461 Brierley Hill Bypass, with the offices development known as the Waterfront and sub regional shopping centre at Merry Hill close at hand. Dudley Town Centre, the administrative centre of the borough, is approximately 3 miles distant to the northeast.

DESCRIPTION

The property comprises a 2 storey building with Café/Dining use (eat in only) with dining facilities on the ground floor and first floor function area. Kitchen and preparation areas are immediately to the rear. The internal accommodation comprises:-

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	<u>AREA</u>	
	<u>SQ.FT.</u>	<u>SQ.M.</u>
<u>GROUND FLOOR</u>		
<u>Dining Area (front)</u> Having solid floor, suspended ceiling.	314	29.1
<u>Preparation & Kitchen Area (rear)</u>	116	10.7
<u>FIRST FLOOR</u>		
<u>Function Room (front)</u>	144	13.2
<u>Central Lobby</u> leads to:-		
<u>Function Area (rear)</u>	96	8.9
<u>NET INTERNAL AREA</u>	<u>670 SQ.FT.</u>	<u>62.2 SQ.M.</u>



EXTERNALLY

Common yard with outbuildings. Includes toilet with low level W.C. and wash hand basin.

SERVICES

Mains drainage, water, electricity and gas are available and will need to be reconnected to the property.

FIXTURES & FITTINGS

Fitted dining chairs in café/diner, suspended ceilings and lighting, security shutter to front elevation lighting throughout the property. All other items are expressly excluded.

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RATEABLE VALUE

Rateable Value from 1st April 2026 £4,350.

LEGAL COSTS

Each party to pay their own respective legal costs incurred in the transaction.

REFERENCES

3 referees to include financial/accountant plus 2 business/trade references will be required from any intending applicant. These will be submitted to the Landlords for approval prior to instructing solicitors.

EPC (ENERGY PERFORMANCE CERTIFICATE)

Available with these particulars.

LEASE

The property is offered on a new lease to be granted as a business tenancy at a rent of:

Year 1. £7,500 per annum (exclusive)

Year 2. £8,250 per annum (exclusive)

Year 3. £9,000 per annum (exclusive)

V.A.T.

VAT is not applicable to this transaction.

VIEWING

By strict appointment only 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)

78 High Street BRIERLEY HILL DY8 3AW	Energy rating B	Valid until: 18 March 2036
		Certificate number: 8340-4108-7113-7266-4380

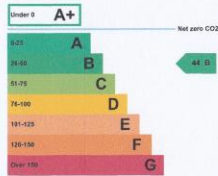
Property type: Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area: 70 square metres

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 B.



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	14 A
If typical of the existing stock	58 C

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)	68.26
Primary energy use (kWh/m2 per year)	718

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report](#) (energy-certificate0489-3562-4633-0501-1898).

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 Dowling Green Road, Stourbridge, DY8 3RZ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	13 March 2026
Date of certificate	19 March 2026

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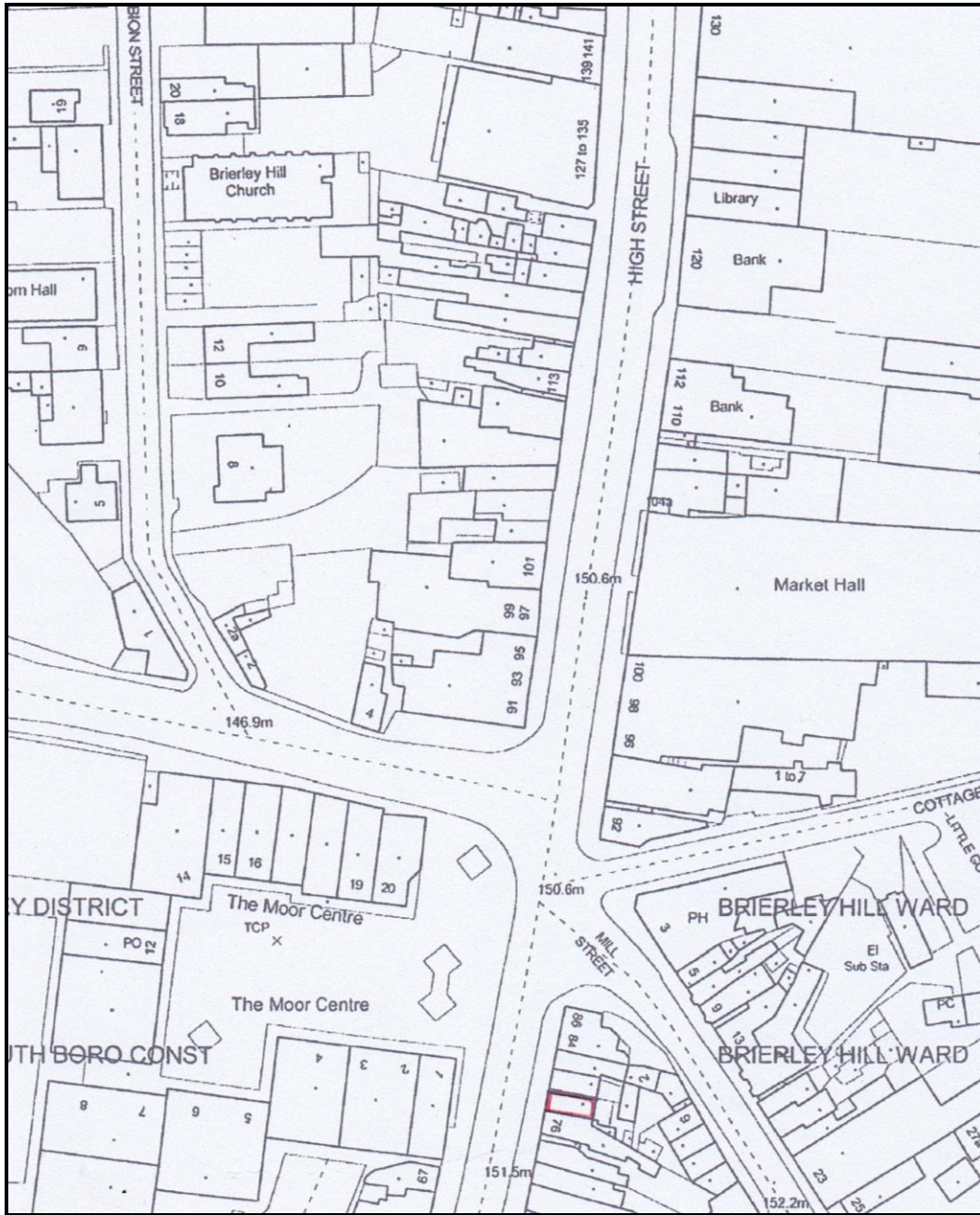
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