

**R26692**

**BY DIRECTION OF THE FREEHOLDER**  
**TO LET UPON A NEW LEASE OR FREEHOLD WITH VACANT POSSESSION**

**TOWN CENTRE RETAIL PREMISES  
WITH ESTABLISHED A2/A1 PERMISSIONS**



**4 VICTORIA ROAD**  
**TAMWORTH B79 7HL**

**GROUND FLOOR SALES AREA 603 SQ.FT. (56 SQ.M.)**  
**PLUS FIRST FLOOR ADMINISTRATION/ANCILLARY 714 SQ.FT. (66.3 SQ.M.)**

**BEING WITHIN VIEW OF THE PRINCIPAL ENTRANCE TO  
ANKERSIDE SHOPPING CENTRE AND OPPOSITE THE BUSY  
VICTORIA ROAD BUS TERMINUS WITH MUCH FOOTFALL AND  
NEAR TO THE BOLEBRIDGE STREET TAXI RANK**

**SUITABLE FOR A VARIETY OF USERS**

**ONLY £11,950 PAX RENTAL**  
**OR**  
**FREEHOLD REDUCED TO £195,000 WITH VACANT POSSESSION**

**BOTH NET OF ANY APPLICABLE VAT**

**TELEPHONE: 01827 61144**

**FACSIMILE: 01827 310820**

Calders for themselves and for the Vendors of this property whose agents they are, give notice that:-  
These particulars do not constitute any part of an offer or a contract.

All statements contained in these particulars as to this property are made without responsibility on the part of Calders for the Vendor. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Calders nor any person in their employment any authority to make or give, any representation or warranty in relation to this property.



3 VICTORIA ROAD TAMWORTH  
STAFFORDSHIRE B79 7HL

E-mail: [enquiries@calderssurveyors.com](mailto:enquiries@calderssurveyors.com)  
[www.calderssurveyors.com](http://www.calderssurveyors.com)

Prominently positioned A1/A2 retail premises plus useful first floor administrative or ancillary accommodation having a double frontage to Victoria Road and being within easy vision of George Street a principal retailing thoroughfare and the principal entrance to Ankerside shopping centre.

Victoria Road benefits from a substantial footfall generated by the busy Victoria Road Bus Terminus and the nearby Bolebridge Street Taxi Rank.

Internally the building offers the following accommodation:-

**ON THE GROUND FLOOR**

Sales area 603 sq.ft. (56.06 sq.m.)

This space is currently fitted in accordance with its last use as an A2 residential estate agency.

There is a kitchen facility off with the rear lobby leading to the rear pedestrian walkway.

**ON THE FIRST FLOOR**

There is a total space of 715 sq.ft. (66.4 sq.m.).

Predominantly open planned although currently partially separate with demountable partitioning.

There are WC/wash facilities.

The premises are heated by gas fired central heating and have electrical power and light circuits throughout.

Public car parking is a two minute walk away.

**GENERAL INFORMATION**

**LANDLORD:**

Mr. J.B. Powell

**TERMS OF LETTING:**

The premises are available by the grant of a new lease for a term to be negotiated at a commencing rental of £11,950 per annum exclusive payable quarterly in advance.

The tenant will be responsible for the repair and maintenance of the premises and for refunding to the landlord the costs of insuring same.

**TERMS OF SALE:**

The freehold is available with vacant possession at a reduced price of £195,000 net of any applicable value added tax.

**RATING ASSESSMENT:**

On the 2010 Rating List the premises have a rateable value of £19,000. The rate payable in 2015/2016 is 49.3p in the £.

<b>SERVICES:</b>	Mains electricity, water and drainage are connected.
<b>VIEWING:</b>	Please contact the agents.
<b>ENERGY PERFORMANCE CERTIFICATE:</b>	This building has an Energy Performance Certificate (Certificate Number 9569-3055-0165-0700-5905) and is rated C. This certificate and advisory notes can be Downloaded from the Government site <a href="http://www.ndepregister.com">www.ndepregister.com</a> . A copy of the Certificate is attached.
<b>LOCAL AUTHORITY:</b>	Tamworth Borough Council Marmion House Lichfield Street Tamworth B79 7BZ Telephone: 01827 709709
<b>MEASUREMENTS &amp; AREAS:</b>	The measurements and floor areas quoted within these particulars should be regarded as approximate figures intended for guidance purposes only. Interested parties should carry out their own measurement survey prior to completion of a lease or sale.

### **PURPOSE OF THESE PARTICULARS**

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate but to a large extent we have to rely on what the client tells us about the property. We are unable to verify every piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of any transaction.

Once you find a suitable property you wish to occupy you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing particulars. For example we have not carried out any kind of survey on the property to look for structural effects and would advise any interested parties to obtain a surveyor's report before committing themselves to a transaction. We have not checked whether any items of equipment with the property (such as heating systems) are in working order and would advise these are checked.

You should also instruct a solicitor to investigate all legal matters relating to the property. Your solicitor will also agree with the owner, landlord or assignor what items (for example fixtures and fittings) will be included in a transaction.

In addition to the above, please read the printed additional guidance on the bottom of the front page.

## **CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED**

**Calders Chartered Surveyors & Property Consultants** for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Caldery Chartered Surveyors & Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

### **Fixtures, Fittings and Services**

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

### **VAT**

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

### **Tenure**

**Calders Chartered Surveyors & Property Consultants** have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify information through their legal advisor.

### **Rates / Water Rates**

Verbal enquiries only have been made and interested parties are advised to verify figures direct with the appropriate authority.

### **Environmental / Asbestos**

No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

### **Code of Practice on Commercial Leases**

You are advised that the code of practice on commercial leases in England & Wales strongly recommends that you seek professional advice from a qualified surveyor/solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

This Code is available through professional institutions and trade associations or through the web site. [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

# Energy Performance Certificate

## Non-Domestic Building



4 Victoria Road  
TAMWORTH  
B79 7HL

**Certificate Reference Number:**  
9569-3055-0165-0700-5905

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

69

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

### Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 139  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 90.52

### Benchmarks

Buildings similar to this one could have ratings as follows:

21 If newly built

63 If typical of the existing stock

### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

## Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

**Assessment Software:** iSBEM v5.2.g using calculation engine SBEM v5.2.g.3  
**Property Reference:** 595197560000  
**Assessor Name:** JOHN HARTLEY  
**Assessor Number:** EES/001314  
**Accreditation Scheme:** Elmhurst Energy Systems  
**Employer/Trading Name:** ENERGY UPDATES LTD  
**Employer/Trading Address:** 6 PARKSIDE COURT, GREENHOUGH ROAD, LICHFIELD, WS13 7AU  
**Issue Date:** 10 May 2016  
**Valid Until:** 09 May 2026 (unless superseded by a later certificate)  
**Related Party Disclosure:** Not related to the owner.  
**Recommendations for improving the property are contained in Report Reference Number:** 0550-0746-6159-9505-9006

## If you have a complaint or wish to confirm that the certificate is genuine

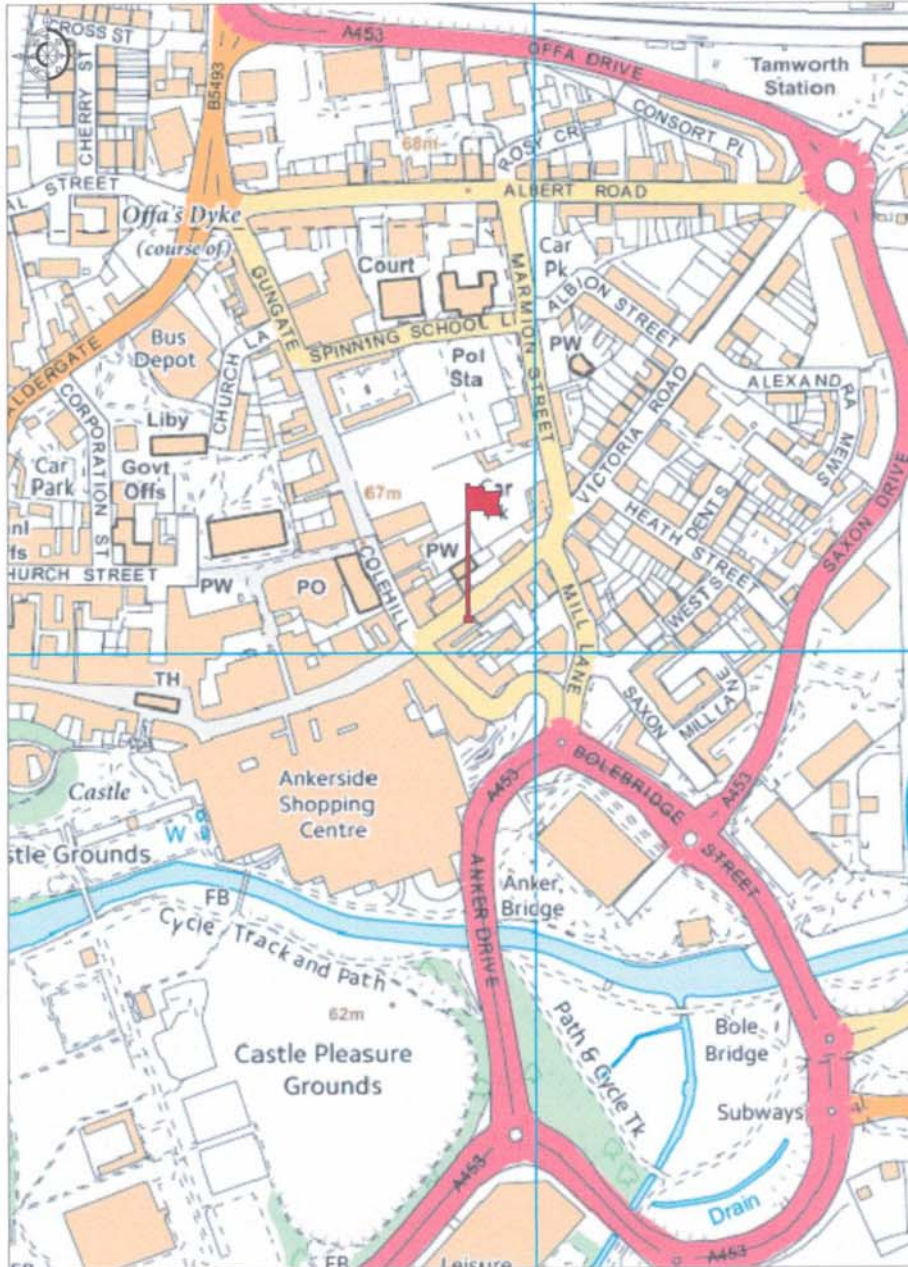
Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Department's website at [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd), together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

## Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.

4 Victoria Road, Tamworth B79 7HL.. position



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Prepared by Calders Chartered Surveyors 01827 61144  
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