

R26437

FOR SALE BY PRIVATE TREATY
BY THE DIRECTION OF NORTH WARWICKSHIRE BOROUGH COUNCIL
THE FREEHOLDERS

**THE PREMISES AND SITE
OF THE FORMER
COLESHILL LEISURE CENTRE
PARK ROAD
COLESHILL WARWICKSHIRE B46 3LA**

**14,458 SQ. FT (1,343.19 SQ. M.)
ON
0.72 ACRES (0.291 HECTARES)
OR THEREABOUTS**

**A DESIRABLE RESIDENTIAL REDEVELOPMENT SITE
SUBJECT TO PLANNING PERMISSION**

**VIEWS OVER COLESHILL CRICKET PITCH,
MEMORIAL PARK AND CHURCH SPIRE**

**EASY WALKING DISTANCE OF COLESHILL HIGH STREET
AND MORRISONS SUPERMARKET NEARBY**

BUILDING IS PORTAL STEEL FRAME

OFFERS £695,000
EXCLUSIVE OF APPLICABLE VALUE ADDED TAX
FREEHOLD WITH VACANT POSSESSION UPON COMPLETION

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.

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3 VICTORIA ROAD TAMWORTH
STAFFORDSHIRE B79 7HL

E-mail: enquiries@calderssurveyors.com
www.calderssurveyors.com



A rare and unusual opportunity as offered by this site and premises situated on the edge of Coleshill Town Centre. This is an attractive position overlooking Coleshill Cricket Club pitch and the Memorial Park and being within five minutes walk of Coleshill High Street and all its shops and other amenities.

The site overlooks a traditional and period town vista beyond the cricket pitch with the emerging spire of St. Peter & Paul Church in the centre of Coleshill.

Informal discussions with North Warwickshire Planning Department suggest that subject to a detailed application the site is considered suitable for residential development.

The current building has previously been used as a public leisure and fitness centre (not including a swimming pool) but is constructed of relatively contemporary specification being of steel portal frame with a modern style of cladding and internally fitted for the use referred to herein.

Alternatively this building is suitable subject to the grant of an appropriate planning permission for a variety of trades and businesses.

The existing building offers the following accommodation in summary detail:-

TO THE GROUND FLOOR

Reception hallway	10.18m x 2.00m
Office suite (3 rooms)	6.27m x 4.1m
Inner hallway	19.14m x 1.74m
Ladies changing room/shower/ WC/wash facilities	8.13m x 4.16m
Gentlemen's changing room/shower/ WC/wash facilities	8.00m x 7.02m
Inner corridor	7.22m x 1.02m
Baby changing including WC/wash and shower facilities	2.16m x 2.75m
Kitchen	3.47m x 2.2m with basic fitting
Staff changing room with shower and wash basin	4.56m x 1.89m
Squash Court 1	9.74m x 6.38m
Squash Court 2	9.75m x 6.39m
Squash Court 3	9.74m x 6.38m
Squash Court 4	9.75m x 6.38m
Lobby	9.67m x 3.7m giving access to
Sports Hall	31.97m x 17.00m
Store room off	4.02m x 3.97m
Store room off	7.15m x 3.84m with up and over loading door to exterior.
There is a staircase access to a mezzanine storage floor (4.08m x 2.69m)	

TO THE FIRST FLOOR

Viewing gallery	16.83m x 1.74m plus 5.31m x 1.83m with storage facility off
Customer relaxation area	9.55m x 3.75m
Former gym facility	22.82m x 7.05m
Mess room off	4.75m x 7.02m with sink unit

The portal frame has a minimum height to the underside of the steelwork haunches of 6.8 metres or thereabouts.

The building has gas fired heating systems throughout and is complete with electrical power and lighting circuits.

The building is also complete with fire alarm and security alarm systems.

The principal gas fired boilers and heating system are contained within a separate room accessed from the exterior.

The building and site are accessed from Park Road, a quiet route way on the edge of Coleshill town centre. The site enjoys rights of access across this entrance way which is shared with the adjacent Coleshill Fire Station.

The site is partially tarmacadam surfaced providing at least eighteen private vehicle parking spaces with the remainder being soft landscaped.

Indicative sketches showing the existing layout of both floors of the building are appended hereto.

GENERAL INFORMATION

RATING ASSESSMENT:

The existing premises have a rateable value of £56,000 providing rates payable during financial year 2014/2015 of £26,992 approximately.

SERVICES:

All main services are connected to the site. Interested parties are advised to contact the service and infrastructure providers for detailed information on capacities etc.

ENERGY PERFORMANCE CERTIFICATE:

The building has an Energy Performance Certificate Number: 0960-8014-0178-3820-4064 and is rated C. Full details can be viewed at: www.ndepcregister.com

VIEWING:

Strictly through the Agents
Calders Chartered Surveyors
Telephone: 01827 61144

PURCHASE PRICE:

Offers are invited subject to contract in the region of £695,000 plus any applicable value added tax. Subject to contract and with vacant possession upon cash completion.

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 Calders 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

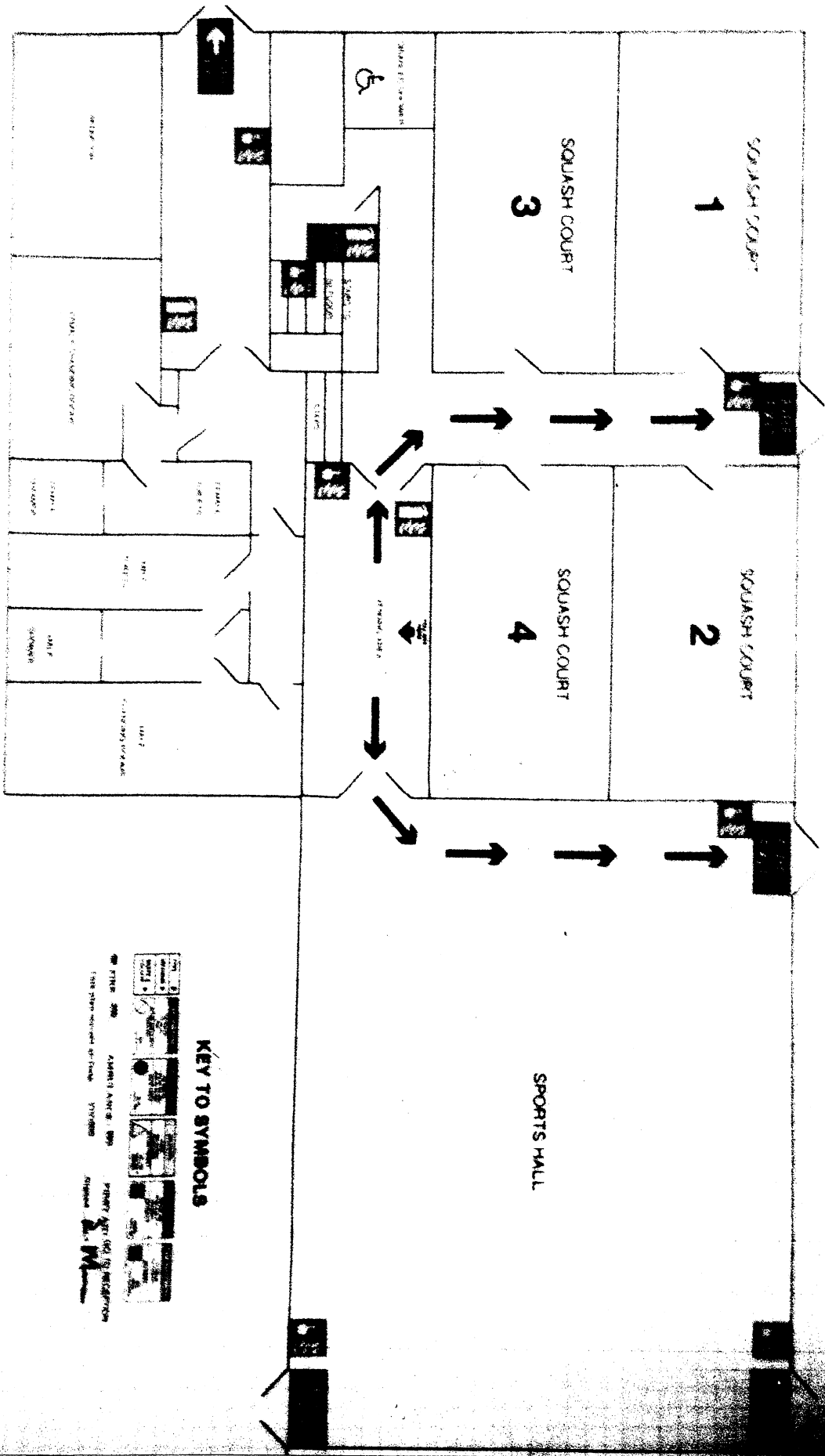
No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through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

Code of Practice on Commercial Leases

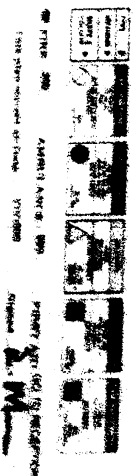
You are advised that the code of practice on commercial leases in England & Wales strongly recommends that you seek professional advice from a qualified surveyor/solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

This Code is available through professional institutions and trade associations or through the web site. www.commercialleasecodeew.co.uk

GROUND FLOOR



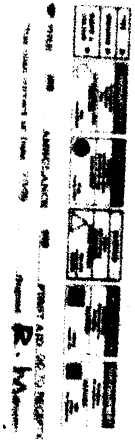
KEY TO SYMBOLS



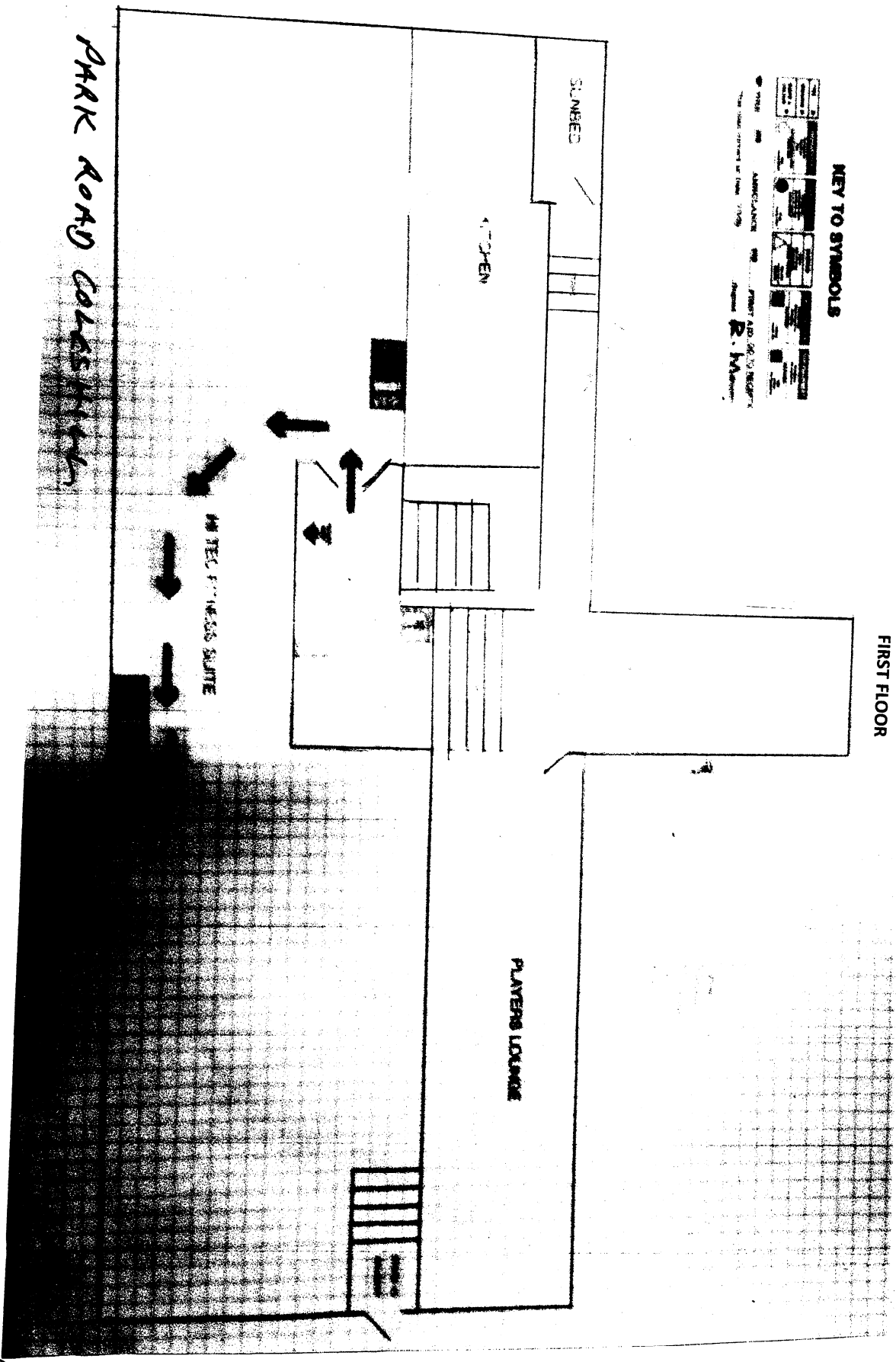
PARK ROAD, COLESHILL.

NOT TO SCALE
INDICATIVE SKETCH ONLY

KEY TO SYMBOLS



FIRST FLOOR



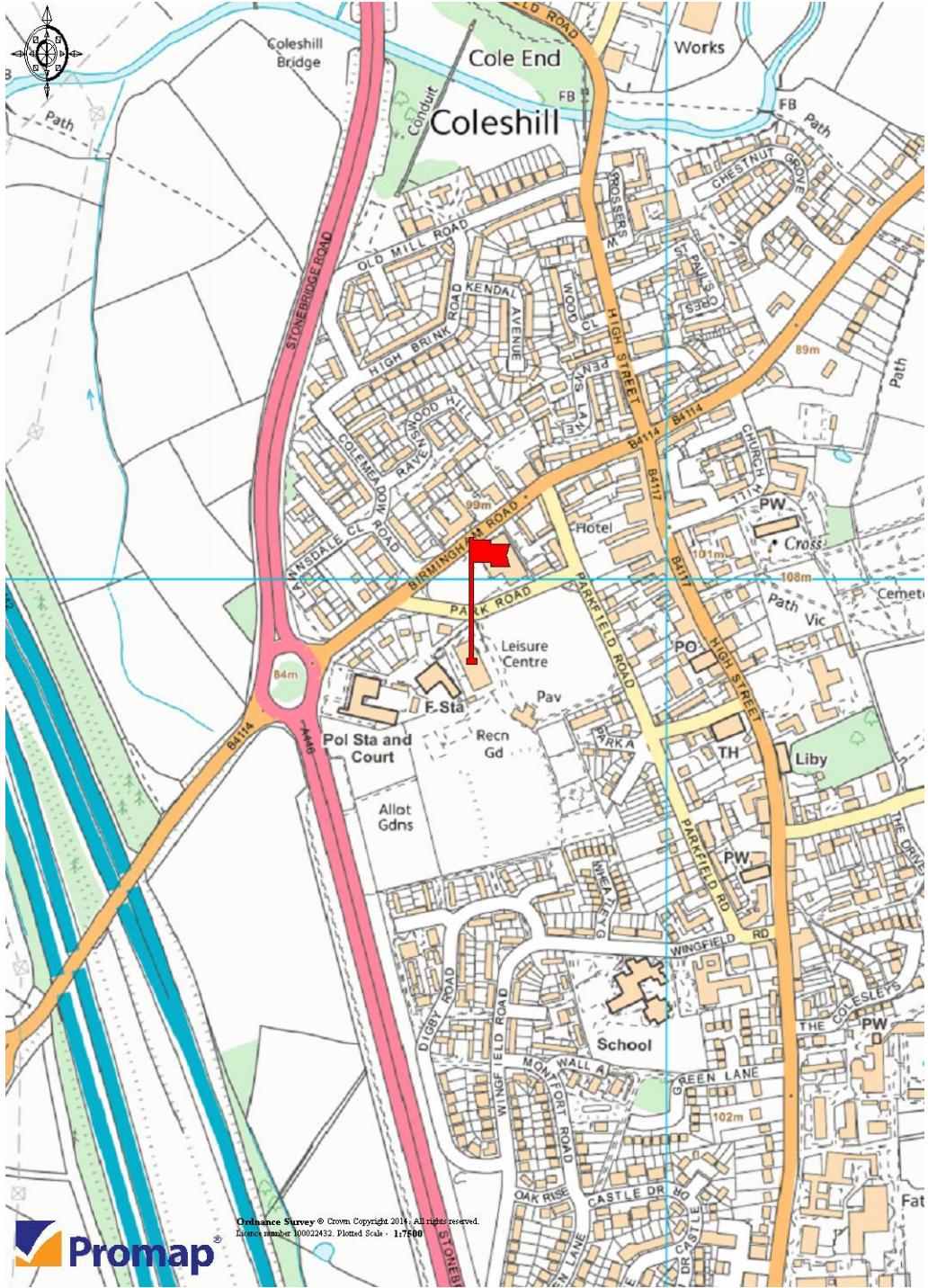
PARK ROAD COLLEGE

Coleshill Leisure Centre, Park Road, Coleshill B46 3LA. Assumed site boundaries



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Prepared by Calders Chartered Surveyors 01827 61144



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Display Energy Certificate

How efficiently is this building being used?



North Warwickshire Borough Council
 Coleshill Leisure Centre
 Park Road
 Coleshill
 BIRMINGHAM
 B46 3LA

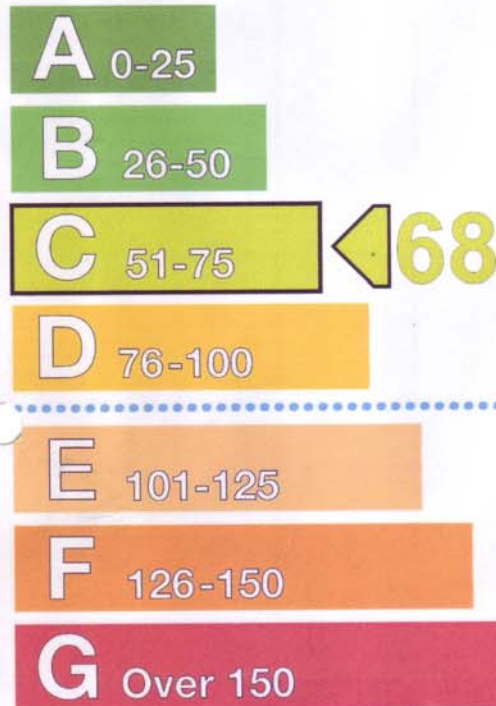
Certificate Reference Number:
 0960-8014-0178-3820-4064

This certificate indicates how much energy is being used to operate this building. The operational rating is based on meter readings of all the energy actually used in the building. It is compared to a benchmark that represents performance indicative of all buildings of this type. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Operational Rating

This tells you how efficiently energy has been used in the building. The numbers do not represent actual units of energy consumed; they represent comparative energy efficiency. 100 would be typical for this kind of building.

More energy efficient



Less energy efficient

Technical information

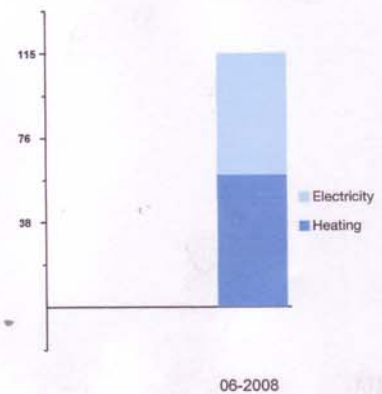
This tells you technical information about how energy is used in this building. Consumption data based on actual meter readings.

Main heating fuel: Natural Gas
Building Environment: Heating and Natural Ventilation
Total useful floor area (m²): 1425
Asset Rating: Not available.

	Heating	Electrical
Annual Energy Use (kWh/m ² /year)	217	71
Typical Energy Use (kWh/m ² /year)	341	95
Energy from renewables	0%	0%

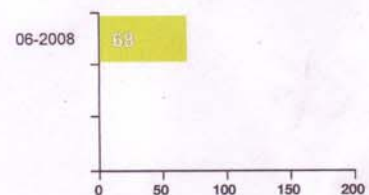
Total CO₂ Emissions

This tells you how much carbon dioxide the building emits. It shows tonnes per year of CO₂.



Previous Operational Ratings

This tells you how efficiently energy has been used in this building over the last three accounting periods



Administrative information

This is a Display Energy Certificate as defined in SI 2007/991 as amended.

Assessment Software: ORCALC V1-05-02
Property Reference: 867144230000
Assessor Name: Richard Smith
Assessor Number: EES/005369
Accreditation Scheme: Elmhurst Energy Systems
Employer/Trading Name: Elmhurst Energy Services Ltd
Employer/Trading Address: 16 St Johns Business Park, Lutterworth, LE17 4HB
Issue Date: 06-11-2008
Nominated Date: 18-06-2008
Valid Until: 17-06-2009
Related Party Disclosure: Not Applicable

Recommendations for improving the energy efficiency of the building are contained in the accompanying Advisory Report.