

BY DIRECTION OF THE FREEHOLDERS
TO LET UPON A NEW LEASE

AN ESTABLISHED TRANSPORT DEPOT

COMPRISING

YARD WORKSHOPS STORES OFFICES
AND SUBSTANTIAL FORECOURT TO BURTON ROAD FRONTAGE (A513)

COVERING A TOTAL AREA OF
0.64 ACRES (0.26 HECTARES) OR THEREABOUTS



GREENDALE GARAGE
BURTON ROAD
ELFORD
B79 9DJ

IN ALL BUILDINGS TOTAL GIA 12,205 SQ. FT. (1,133.87 SQ. M.)

GOOD ACCESS TO A38, M6T & A5/M42
EASY ACCESS TO TAMWORTH & BURTON UPON TRENT

AVAILABLE ON COMPETITIVE TERMS BY WAY OF A NEW LEASE
FOR A TERM TO BE NEGOTIATED

ALSO SUITABLE FOR A VARIETY OF USERS

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

An established transport yard with a long and prominent frontage to Burton Road (A513) on the outskirts of Elford approximately midway between the regional centres of Tamworth and Burton upon Trent.

This location offers ease of access to the nearby regional centres of Tamworth, Lichfield and Burton upon Trent and to the principal regional route ways the A38, M6T, A5 and M42.

A rare opportunity to obtain occupation of such a facility.

These premises would also be suitable for a variety of users including storage, light manufacturing or distribution.

The premises offer a total site area of 33,298 sq. ft. (3093.57 sq. m.) of which 12,205 sq. ft. (1,133.8 sq. m.) are buildings including workshops, storage and administrative offices.

In detail and with reference to the appended plan these are:-

Building a	Offices	806 sq. ft. (74.8 sq. m.)
Building b	Workshop	3,131 sq. ft. (290.8 sq. m.)
Building c	Store	716 sq. ft. (66.5 sq. m.)
Building e	Open sided maintenance bay	1,509 sq. ft. (140.2 sq. m.)
Building f/g	Store	639 sq. ft. (59.4 sq. m.)
Building h	Maintenance Workshop	4,865 sq. ft. (451.9 sq. m.)
Building i	Store	539 sq. ft. (50.1 sq. m.)

The buildings surround a concrete surfaced courtyard yardage area fully gated and enclosed.

Additionally there is a substantial surfaced forecourt with a long frontage to and easy access from Burton Road.



GENERAL INFORMATION

FREEHOLDERS/LANDLORDS:

Mr. Nick Taroni and Mrs. Nicky Taroni

VIEWING:

Please contact the Agents

RATING ASSESSMENT:

On the 2010 List the premises have a rateable value of £9,900.
Rates payable Year 2016/2017 49.7p in £
£4,920.30

SERVICES:

Mains electricity, water and drainage are connected to the premises.

ENERGY PERFORMANCE CERTIFICATE:

The property is rated E under Certificate Number: 9325-3045-0422-0900-2405. The full report can be downloaded at www.ndepcregister.com

PRINCIPAL TERMS OF LETTING:

A new Lease is available for a term to be discussed and agreed at a commencing rental of £39,950 (Thirty nine thousand nine hundred and fifty pounds) per annum exclusive. Payable quarterly in advance. The tenant will be responsible for maintaining the current condition of the premises and for refunding to the Landlord the costs of insuring same.

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

Energy Performance Certificate

Non-Domestic Building



Greendales
Burton Road
Elford
TAMWORTH
B79 9DJ

Certificate Reference Number:
9325-3045-0422-0900-2405

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.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 111

This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 769
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 46.72

Benchmarks

Buildings similar to this one could have ratings as follows:

22 If newly built

60 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 v4.1.d using calculation engine SBEM v4.1.d.0
Property Reference: 352449420000
Assessor Name: M W Murphy
Assessor Number: STRO000542
Accreditation Scheme: Stroma Accreditation
Employer/Trading Name: West Midlands Surveys
Employer/Trading Address: 2 Boldmere Road, Sutton Coldfield
Issue Date: 15 Jun 2012
Valid Until: 14 Jun 2022 (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: 0230-0942-2429-5405-4006

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

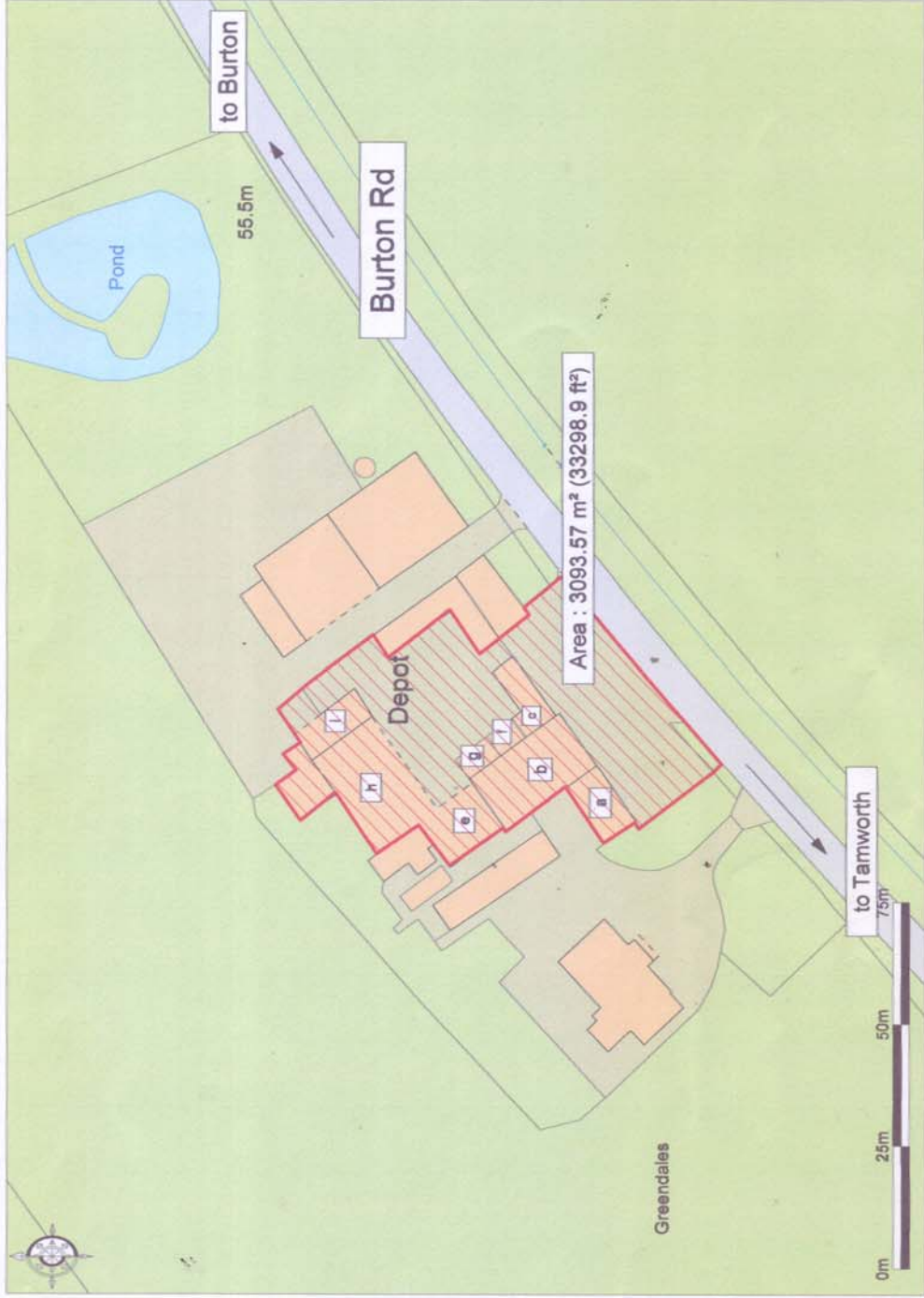
Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Department's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making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

Greendale Garage, Burton Rd, Elford B79 9DJ. Site and lease plan.

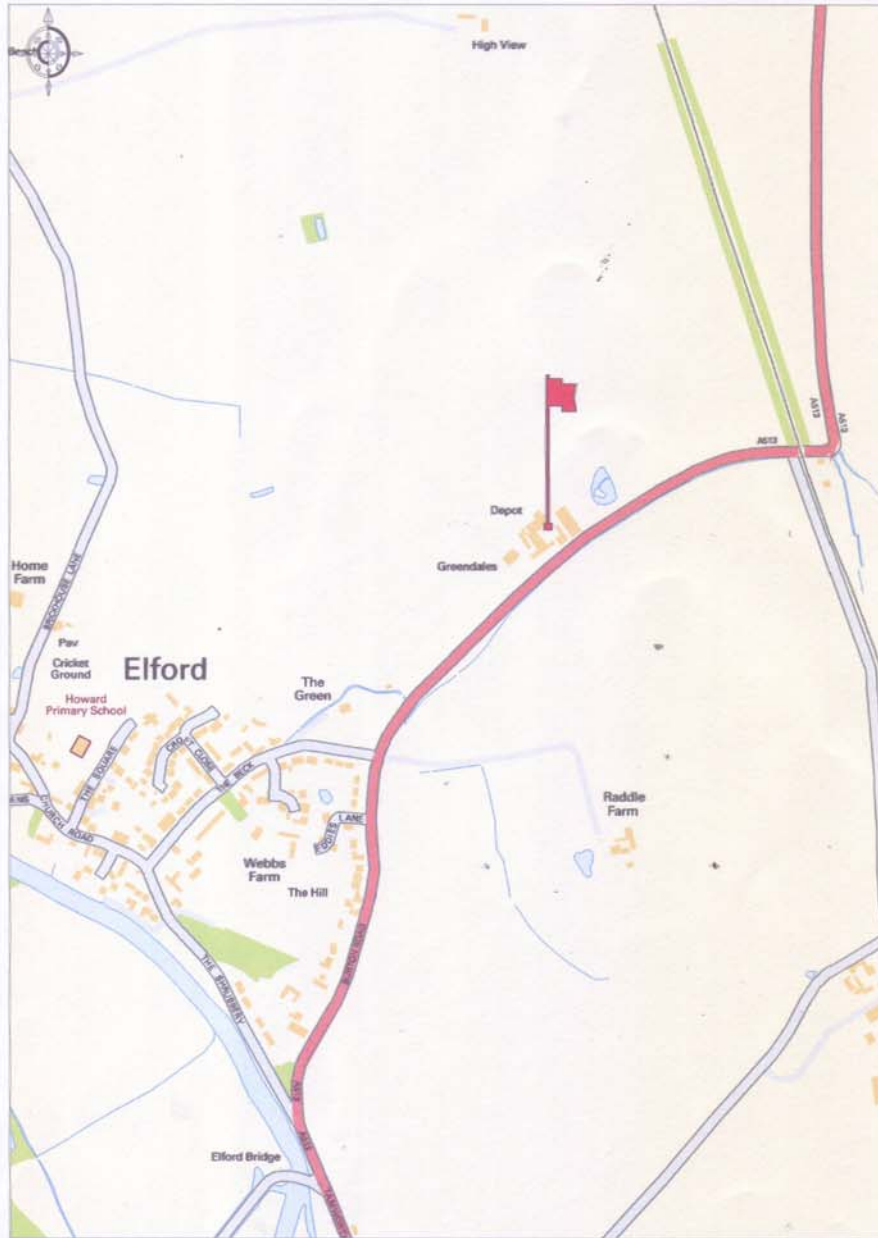


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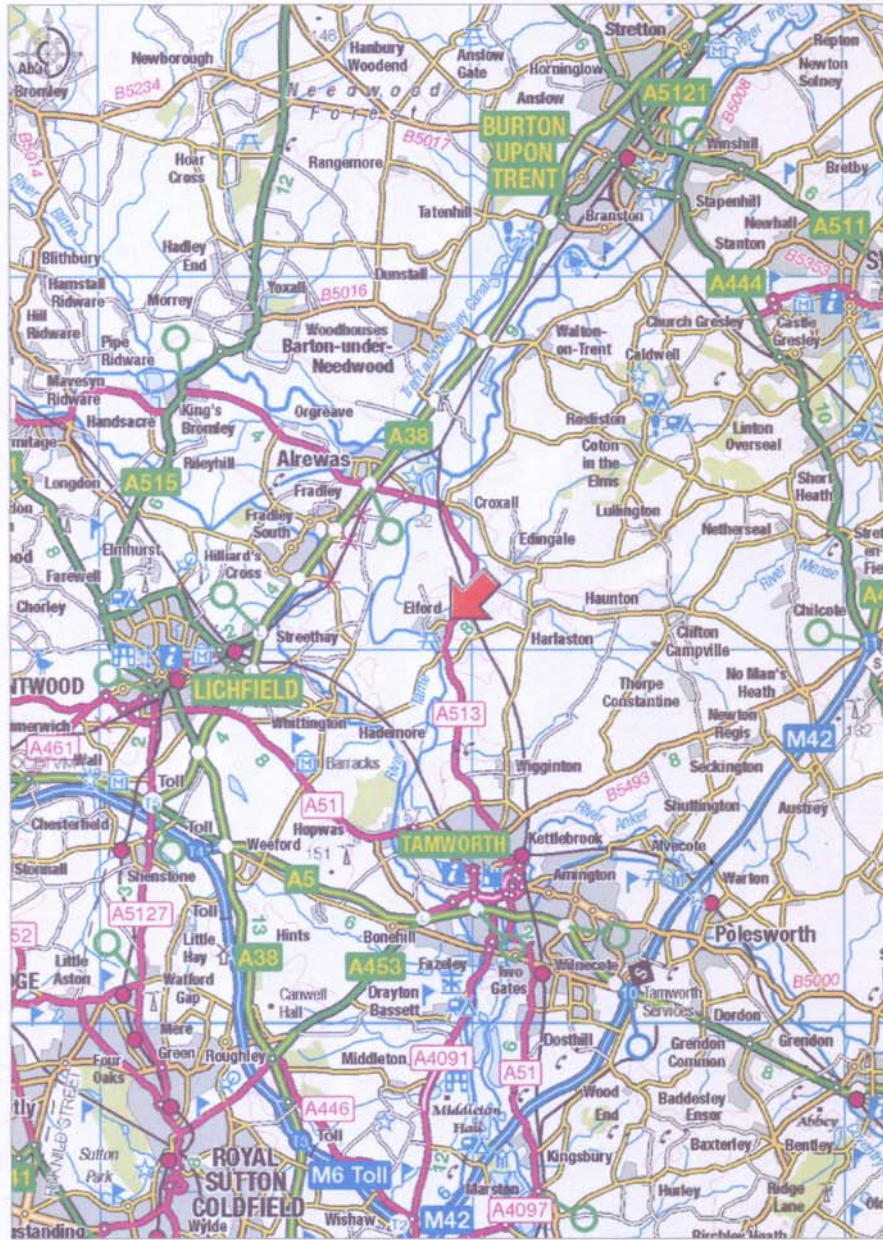
Greendale Garage, Burton Rd, Elford B79 9DJ. Location plan.



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Greendale Garage, Burton Rd, Elford B79 9DJ.
Regional location plan.



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