

R26885

BY DIRECTION OF THE FREEHOLDERS
THE TRUSTEES OF THE WALKER 597 CHARITABLE TRUST
FOR SALE BY PRIVATE TREATY

AN IMPORTANT AND HISTORIC TOWN CENTRE SITE
A PARADE OF VARIOUS GRADE II LISTED BUILDINGS



17 - 21 LICHFIELD STREET
TAMWORTH B79 7QB

MAJORITY IN POOR CONDITION WITH
LOCAL AUTHORITY INFORMAL SUPPORT IN PRINCIPAL
FOR RESIDENTIAL AND REDEVELOPMENT

IN ALL BUILDINGS 12,445 SQ FT(1165.48 SQ.M. OR THEREABOUTS)
ON 0.3 ACRES (0.12 HECTARES OR THEREABOUTS)

GUIDE PRICE £350,000 (VAT NOT APPLICABLE)

OFFERS INVITED SUBJECT TO CONTRACT
BY CLOSE OF BUSINESS FRIDAY 15 SEPTEMBER 2017

TELEPHONE: 01827 61144

FACSIMILE: 01827 310820

Calders for themselves and for the Vendors of this property whose agents they are, give notice that:-
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3 VICTORIA ROAD TAMWORTH
STAFFORDSHIRE B79 7HL

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An important and historic town centre site fronting to Lichfield Street (part of the town loop road system) on the western edge of the retailing core of Tamworth town centre, a position readily accessible by vehicle and on foot.



This parade comprises a variety of buildings including a period residence, a former restaurant, workshops formerly used for pickling beetroot and the former Sir Robert Peel town school. The majority has remained unaltered for many years.

A schedule of the build space is appended hereto.

The majority of the space is offered with vacant possession but a list of the current tenancies is appended also.



Informal discussions have taken place with the Local Planning Authority the Borough of Tamworth and they have indicated support in principle for a scheme to restore, convert and rebuild as necessary the sites and premises for residential purposes.

Appended hereto is a copy of a letter dated 12th June 2014, which advises accordingly. A recent conversation with this planning department confirms that these views remain.

All the buildings are grade II listed in principle and a schedule accordingly is appended hereto.

This is a most unusual and rare opportunity to acquire an interesting and prominent development project.

For further discussion please contact Richard Calder BSc.,FRICS, 07860 628521 or 01827 61144 richard@calderssurveyors.com

GENERAL INFORMATION

SERVICES:

All mains services are connected to or available to the site. Interested parties should make their own enquiries to the service providers as to available supplies and capabilities.

RATING ASSESSMENT:

As listed properties any of the business properties which are not tenanted are free of obligation to pay rates

VIEWING:

Please contact the Agents

PRICE:

Offers are invited by close of business on Friday 15 September based on £350,000 (Three hundred and fifty thousand pounds). The premises are not registered for Value Added Tax, therefore this is not payable in addition to the purchase price.

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

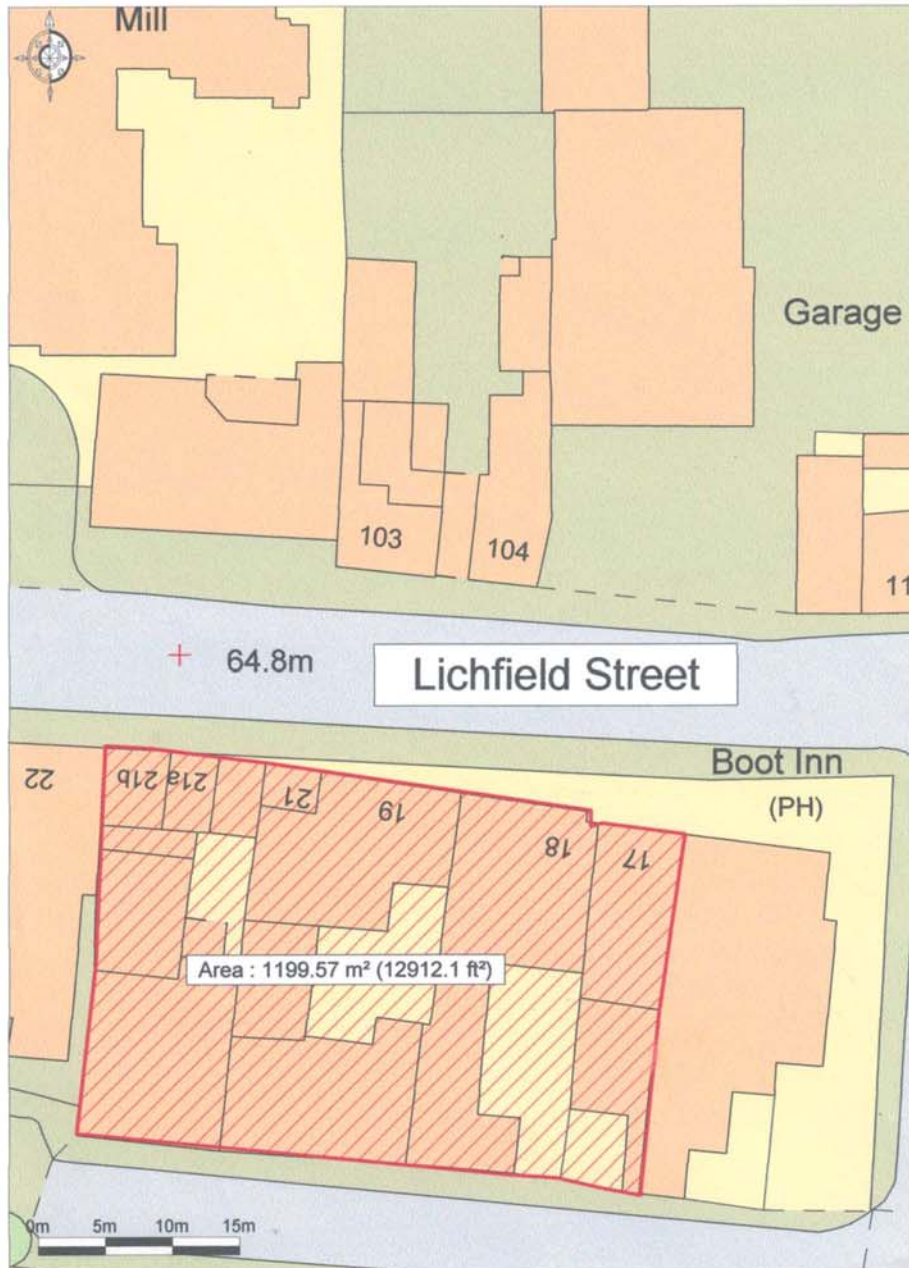
No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through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

Code of Practice on Commercial Leases

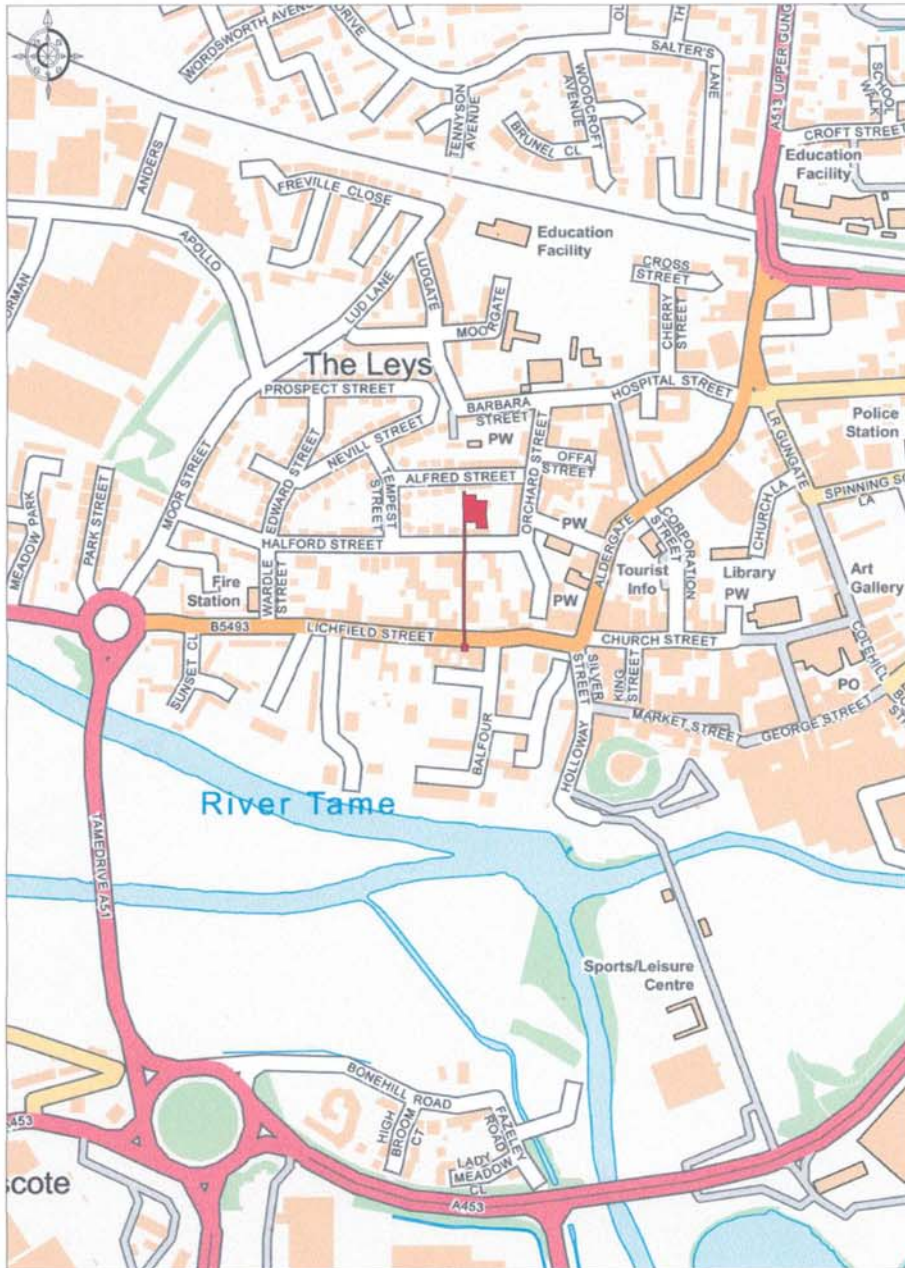
You are advised that the code of practice on commercial leases in England & Wales strongly recommends that you seek professional advice from a qualified surveyor/solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

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

17-21 Lichfield Street, Tamworth B79 7QB. Site plan



17-21 Lichfield Street, Tamworth B79 7QB. Location plan



Promap
LANDMARK INFORMATION GROUP

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Robert Mitchell

Director (Communities, Planning & Partnerships)

Reference

Please ask for John Gunn
Direct dial 01827 709288
E-mail john-gunn@tamworth.gov.uk



Mr Richard Calder
Calders
1 Victoria Road
Tamworth
Staffordshire

12th June 2014

Dear Mr Calder,

Re: Redevelopment of 17, 18, 19, 21, 21a and 21b Lichfield Street

I refer to our meeting on 12th June 2014 regarding the above.

I wish to confirm that the Borough council would fully support the redevelopment of the above properties in a manner appropriate to the historic nature of the buildings and the surrounding area.

It is clear that a number of the buildings, some of which are listed, are worthy of retention and these must form the centrepiece of any future scheme. It is however possible that some of the more modern buildings could be demolished so that a successful and marketable scheme can be produced.

In terms of acceptable uses the Borough Council would accept conversion to residential use, including the provision of apartments. Other uses that would be acceptable would be restaurant or office use, although I appreciate that this may not be attractive to the market.

In developing a residential scheme it is important to ensure that future occupiers are protected against loss of privacy and noise from commercial activities and traffic and care would need to be taken to do this in a manner that respects the built heritage.

I consider that the next step is to enter into more detailed pre application discussions, and in order to do this I attach some guidance on the Borough council's procedures

Should you have any further queries do not hesitate to contact me

Yours sincerely

John Gunn
Development Control Manager

Marmion House,
Lichfield Street,
Tamworth,
Staffs B79 7BZ.

Enquiries: 01827 709709
Facsimile: 01827 709271

THE WALKER 597 CHARITABLE TRUST

17-21 LICHFIELD STREET

TAMWORTH B79 7QB

SCHEDULE OF EXISTING BUILT SPACE

ADDRESS	EXISTING USE	AREA GF (SQ. M.)	AREA FF (SQ. M.)	AREA SF (SQ. M.)	TOTAL (SQ. M.)
17	Retail	52.25	12.02	----	64.27
17a	Studio	47.21	-----	----	47.21
18	Restaurant	91.36	57.49	59.17	(Plus outbuildings 53.0) Total 261.02
19	Residential House	96.86	78.62	46.03	(Plus outbuildings 129.61) Total 351.12
20	Taxi Office	13.68	18.85	----	32.53
21	GF Retail FF/SF residential flat	79.54	62.97	61.56	204.07
Rear of 21	GF Office FF residential flat	78.91	126.35	----	205.26
				TOTAL BUILT SPACE	1165.48 sq. m. (12545 sq. ft.)

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SCHEDULE OF EXISTING TENANCIES

NUMBER	TYPE	TENANT	TENANCY	RENT £/p.a.
17	Retail	Mr Gary Hunt	Business	Nil
17a	Studio	Mr Andrew Holt	Business	2,080
18	Restaurant/ Residential	Vacant	None	Nil
19	Residential House	Vacant	None	Nil
20	Offices	Ms Claire Olton	Holding over on a lease which expired 31.1.17	1,820
21	Retail Office & residential	Duma Consultants Ltd	Recently activated an option for a ten year term from 25.6.17	7,280 (currently under review)

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LISTINGS UNDER THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS)

ACT 1990

TAKEN FROM ENGLISH HERITAGE WEBSITE www.historicengland.org.uk

PROPERTY: LICHFIELD STREET	LISTING	ENTRY NUMBER
17	Grade II	1197031
18	Grade II	1293146
19	Grade II	1241853
20/21	Grade II	1202509