

R26999

FOR SALE BY PRIVATE TREATY

OFFERED FREEHOLD WITH VACANT POSSESSION UPON COMPLETION

**AN INDIVIDUAL DETACHED
ADMINISTRATIVE OFFICE BUILDING
OCCUPYING A SELF-CONTAINED SITE
MINUTES WALK FROM TAMWORTH TOWN CENTRE
FRONTAGE TO THE ADOPTED PUBLIC HIGHWAY**



42 HEATH STREET TAMWORTH B79 7JH

**NET INTERNAL AREA 936 SQ.FT (86.9 SQ.M.)
OR THEREABOUTS**

**TOGETHER WITH 9 CAR PARKING SPACES (AN EXCELLENT
RATIO OF 1 SPACE/104 SQ.FT OF USEABLE AREA)**

**A WELL PRESENTED BUILDING COMPLETE WITH HEATING,
LIGHTING SEPARATE LADIES AND GENTS WC/WASH
FACILITIES AND KITCHEN FACILITY**

FREEHOLD OFFERS £170,000 (NO VAT APPLICABLE)

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
www.calderssurveyors.com

A traditional and individual detached administrative office facility, occupying a self-contained site within this relatively quiet conservation area part of Tamworth Town Centre.

The building is within easy walking distance of all the amenities and facilities of Tamworth town centre including a main line railway station. This site is very accessible by car and has 9 exclusive car parking spaces - a rare opportunity is therefore offered by direction of the freeholders.

Internally the space is currently partitioned to provide six private offices together with circulation space, an entrance lobby and 2 x WC/wash facilities and a kitchen facility. All are well appointed and fitted to a good basic standard.



GENERAL INFORMATION

VENDORS

Mr Alain Skelding and Mr Michael Skelding

SERVICES

Mains electricity, water and drainage are connected. The premises have currently a Virgin Broadband connection.

RATING ASSESSMENT

The premises have a rateable value on the 2017 List of £9,900. Therefore subject to the qualification rules under the current provisions rates may not be payable.

VIEWING

Please contact the Agents

LOCAL AUTHORITY

Borough of Tamworth, Marmion House, Tamworth B79

PURCHASE PRICE

Offers in the region of £170,000. The vendors advise no VAT is applicable

EPC

Applied for

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 Caldres 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

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Prepared by Richard Calder BSc FRICS
Calders Chartered Surveyors
01827 61144 www.calderssurveyors.com

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Location



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