

BY DIRECTION OF THE FREEHOLDERS
FOR SALE BY PRIVATE TREATY

A SUBSTANTIAL FREEHOLD TOWN CENTRE PROPERTY

**PART INCOME-PRODUCING AND
WITH MUCH POTENTIAL FOR INCOME ENHANCEMENT
AN ATTRACTIVE PROMINENTLY POSITIONED
GRADE II LISTED PERIOD PROPERTY**



5 – 9 BOLEBRIDGE STREET, TAMWORTH B79 7PA

**CURRENTLY COMPRISING
TWO INCOME PRODUCING SHOPS
INDEPENDENTLY ACCESSED FIRST FLOOR OFFICE SUITES
POTENTIAL FOR CONVERSION INTO RESIDENTIAL FLATS
FULLY RESTORED AND IN EXCELLENT CONDITION
VEHICULAR ACCESS AND PARKING TO THE REAR
PROMINENT POSITION WITHIN THE HEART OF TAMWORTH
TOWN CENTRE**

OFFERS £525,000 (V.A.T. NOT 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 fully restored and attractive town centre property being Grade II listed and with a prominent and busy frontage to Bolebridge Street within Tamworth town centre.

The building offers the following accommodation:-

5 Bolebridge Street: (t/a Lapel Menswear)



Retail shop with a ground sales area of 860 sq.ft (79.89 sq.m.) plus office 35 sq.ft (3.21 sq.m.) and store room of 243 sq.ft (22.58 sq.m.) Additionally there is a staff/kitchen facility of 33 sq.ft (3.14 sq.m.). There is a WC/wash facility.

First Floor –

ancilliary sales area 364 sq.ft.(33.84 sq.m.) plus additional store cupboard and kitchen facility.

This is an attractive shop unit appropriately fitted to a good standard.

9 Bolebridge Street: (trading as Mark Webster, Estate Agents)



Another attractive shop unit producing a ground floor sales area of 520 sq.ft(48.42 sq.m.) plus kitchen facility and WC/wash facility.

It is fitted throughout to a good and appropriate standard.

First floor

two self-contained office suites accessed by hallway, staircase and landing leading both from an independent doorway to the Bolebridge Street frontage and additionally from the car park at the rear.

These two office suites are fitted and appointed to a good standard as follows:

6A Bolebridge Street:

410 sq.ft (34.9 sq.m.) office space – total from 3 rooms together with private kitchen and WC/wash facility.

6B Bolebridge Street:

417 sq.ft (38.77 sq.m.) office space – formed by 3 independent rooms plus kitchen and WC/wash facility. The vendors had retained these office suites vacant for a period of time as they were considering conversion to residential apartments.

The Exterior :

to the rear of the property is an enclosed surfaced car parking area providing parking for at least 4 private vehicles. This is accessed from a private right of way leading from Mill Lane.



Current Tenancies:

5 Bolebridge Street:

tenanted by formal lease by tenant Lapel Menswear Ltd (Company No. 09321224) for a term of 10 years from 18 May 2015 at a rental currently advised to be £20,000 per annum exclusive. On full repairing and insuring terms with a rent review on 18th May 2020(date to be confirmed).

6A Bolebridge Street: vacant

6B Bolebridge Street: vacant

9 Bolebridge Street:

let by formal lease to Messrs. M & S Webster (private individuals) for a term from March 2014 ending on 24th November 2018 at a rental of £12,000 per annum on effective for repairing and insuring terms. NB. The tenant has indicated that they do not wish to renew.

GENERAL INFORMATION

VENDORS:	Mr and Mrs P Harris
TENURE:	Freehold is offered subject to the tenancies described above
SERVICES:	All mains services are connected to or available to the building.
RATING ASSESSMENT:	5 Bolebridge Street rateable value £19,500 6A Bolebridge Street rateable value £4,700 6B Bolebridge Street no assessment on 2017 list 9 Bolebridge Street rateable value £11,000
ENERGY PERFORMANCE CERTIFICATE:	5 Bolebridge Street – C -See attached report <u>Certificate Ref: 00982643203052007803</u> 6A Bolebridge Street – D -See attached report <u>Certificate Ref: 0540673852297224</u> 6B Bolebridge Street – B -see attached <u>Certificate Ref: 08410731848063048002</u> 9 Bolebridge Street - C -see attached <u>Certificate Ref: 00703939034227209074</u>
VIEWING:	Please contact the Agents
VALUE ADDED TAX:	The vendors advise the building is not registered for VAT and therefore VAT is not payable in addition to the purchase price.
LISTING:	the premises are listed with Historic Buildings England as Grade II under listing entry number 1197041

5-9 Bolebridge St, Tamworth B79 7PA

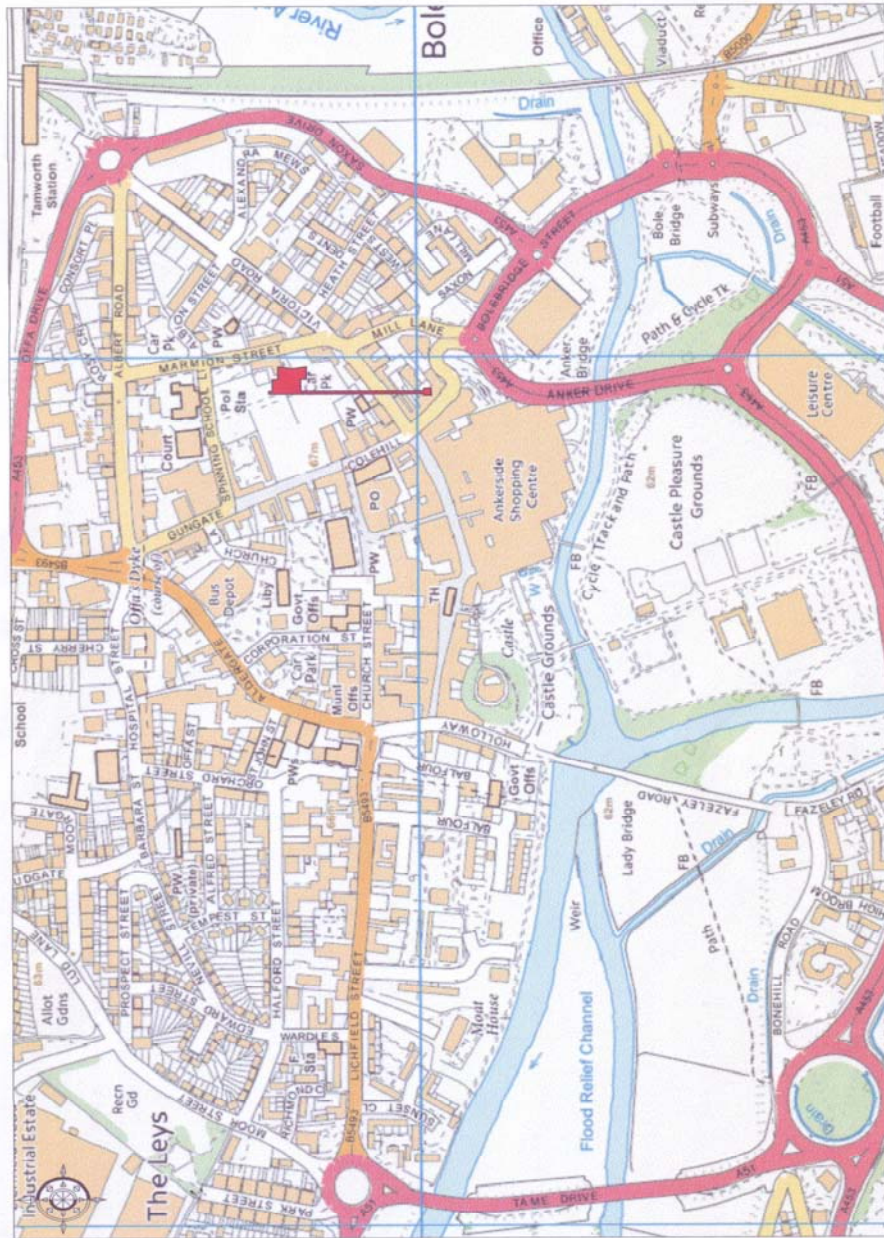


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Promap
LANDMARK INFORMATION GROUP

Prepared by Richard Calder BSc FRICS. 01827 61144
www.caldersurveyors.com

5-9 Bolebridge St, Tamworth B79 7PA. Town plan



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Promap
LANDMARK INFORMATION GROUP

Prepared by Richard Calder BSc FRICS. 01827 61144
www.caldersurveyors.com

Energy Performance Certificate

Non-Domestic Building



5 Bolebridge Street
TAMWORTH
B79 7PA

Certificate Reference Number:
0098-2643-2030-5200-7803

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ 59 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:	Air Conditioning
Total useful floor area (m ²):	152
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	95.5
Primary energy use (kWh/m ² per year):	560.84

Benchmarks

Buildings similar to this one could have ratings as follows:

24 If newly built

70 If typical of the existing stock

Administrative Information

This is an Energy Performance Certificate as defined in the Energy Performance of Buildings Regulations 2012 as amended.

Assessment Software:	ISBEM v5.4.b using calculation engine SBEM v5.4.b.0
Property Reference:	782206030000
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:	01 May 2018
Valid Until:	30 Apr 2028 (unless superseded by a later certificate)
Related Party Disclosure:	Not related to the owner.

Recommendations for improving the energy performance of the building are contained in the associated Recommendation Report - 0240-7920-0428-3500-6084.

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Elmhurst Energy Systems. You can obtain contact details of the Accreditation Scheme at www.elmhurstenergy.co.uk.

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.ndepcregister.com. The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at www.opendatacommunities.org.

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. Any personal data it contains will be processed in accordance with the General Data Protection Regulation and all applicable laws and regulations relating to the processing of personal data and privacy. For further information about this and how data about the property are used, please visit www.ndepcregister.com. To opt out of having information about your building made publicly available, please visit www.ndepcregister.com/optout.

There is more information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government website at: www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make 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.

Energy Performance Certificate

Non-Domestic Building



6a Bolebridge Street
TAMWORTH
B79 7PA

Certificate Reference Number:
0540-0738-5229-7224-2006

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

96

This is how energy efficient the building is.

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 ²):	52
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	63.16
Primary energy use (kWh/m ² per year):	367.28

Benchmarks

Buildings similar to this one could have ratings as follows:

29

If newly built

84

If typical of the existing stock

Administrative Information

This is an Energy Performance Certificate as defined in the Energy Performance of Buildings Regulations 2012 as amended.

Assessment Software:	ISBEM v5.4.b using calculation engine SBEM v5.4.b.0
Property Reference:	472227250000
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:	01 May 2018
Valid Until:	30 Apr 2028 (unless superseded by a later certificate)
Related Party Disclosure:	Not related to the owner.

Recommendations for improving the energy performance of the building are contained in the associated Recommendation Report - 0240-4922-0428-5520-7070.

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Elmhurst Energy Systems. You can obtain contact details of the Accreditation Scheme at www.elmhurstenergy.co.uk.

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.ndepcregister.com. The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at www.opendatacommunities.org.

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. Any personal data it contains will be processed in accordance with the General Data Protection Regulation and all applicable laws and regulations relating to the processing of personal data and privacy. For further information about this and how data about the property are used, please visit www.ndepcregister.com. To opt out of having information about your building made publicly available, please visit www.ndepcregister.com/optout.

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Energy Performance Certificate

Non-Domestic Building



OFFICE B
6 Bolebridge Street
TAMWORTH
B79 7PA

Certificate Reference Number:

0841-0731-8480-6304-8002

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



..... 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

◀ **31**

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	48
Building complexity (NOS level):	3

Benchmarks

Buildings similar to this one could have ratings as follows:

37 If newly built

73 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: ISBEM v3.3.b using calculation engine SBEM v3.3.b
Property Reference: 468487380001
Assessor Name: Paul Martin
Assessor Number: STRO000491
Accreditation Scheme: Stroma Accreditation Ltd
Employer/Trading Name: Elmbridge Commercial Energy Assessors Ltd
Employer/Trading Address: 1St Floor, Dresden House, 51 High Street, Fuesham, Worcestershire, WR11 4DA
Issue Date: 09 Apr 2009
Valid Until: 08 Apr 2019 (unless superseded by a later certificate)
Related Party Disclosure:

Recommendations for improving the property are contained in Report Reference Number: 0806-0748-8340-8400-4113

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 Government'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.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on 0800 085 2005

Energy Performance Certificate

Non-Domestic Building



Hunters Estate Agents
9 Bolebridge Street
TAMWORTH
B79 7PA

Certificate Reference Number:
0070-3939-0342-2720-9074

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



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ **55**

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:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	62
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	80.06

Benchmarks

Buildings similar to this one could have ratings as follows:

26 If newly built

69 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: ISBEM v4.1.d using calculation engine SBEM v4.1.d.0

Property Reference: 374399220000

Assessor Name: Paul Martin

Assessor Number: STRO000491

Accreditation Scheme: Stroma Accreditation

Employer/Trading Name: Elmbridge Commercial Energy Assessors Ltd

Employer/Trading Address: 43 Merestow Green Evesham Worcs WR11 4BB

Issue Date: 07 Mar 2012

Valid Until: 06 Mar 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: 9327-4027-0324-0900-7905

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 Government'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.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on 0800 085 2005

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