

## BY DIRECTION OF THE FREEHOLDERS

### A NEW SHOP TO LET



## COVENTRY ROAD KINGSBURY B78 2LN

- RECENTLY CONSTRUCTED
- FRONTING TO A BUSY COMMUTER ROUTE BETWEEN TAMWORTH AND BIRMINGHAM AND M42 JUNCTION 9
- AVAILABLE ON A NEW LEASE AT ATTRACTIVE RENTAL
- 500 SQ FT. (46.52 SQ.M.)
- SUITABLE FOR A VARIETY OF A1 AND A2 TRADES

**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](mailto:enquiries@calderssurveyors.com)  
[www.calderssurveyors.com](http://www.calderssurveyors.com)

Recently constructed this lock up shops occupies a prominent position fronting to the busy commuter route in the centre of the village of Kingsbury linking Tamworth with the city of Birmingham and the M42/M6 Motorways.

The layout of the shop is shown on the plans appended hereto.

Parking is available in the nearby layby on Coventry Road and at the rear of the premises and on a substantial public car parking facility accessed off the nearby Peartree Avenue.

This position is near the existing parade of retail shops in the heart of the village of Kingsbury and is within walking distance of all the residences forming this village.

The shop is available on attractive and flexible lease terms and presents a desirable opportunity.

**GENERAL INFORMATION**

- |    |                                |   |
|----|--------------------------------|---|
| 1. | LANDLORDS                      | Mr and Mrs D Turnbull   |
| 2. | PROPOSED TERM OF LEASE         | By negotiation  |
| 3. | RENTALS                        | £7,750.00 per annum exclusive (Shop 2/ left hand shop).   |
| 4. | LEASE TERMS                    | The tenant will be fully responsible for the repair and maintenance of the premises and for refunding to the landlord their costs of insuring the shop.   |
| 5. | SERVICES                       | All mains services will be connected.   |
| 6. | VIEWING                        | At any time as the premises are currently under construction. Please do not enter the site without being accompanied by a member of the construction team as there is considerable danger during the construction period. |
| 7. | RATING ASSESSMENT              | An assessment will be made following completion of construction.  |
| 8. | ENERGY PERFORMANCE CERTIFICATE | This cannot be assessed until construction is complete.   |

## **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**

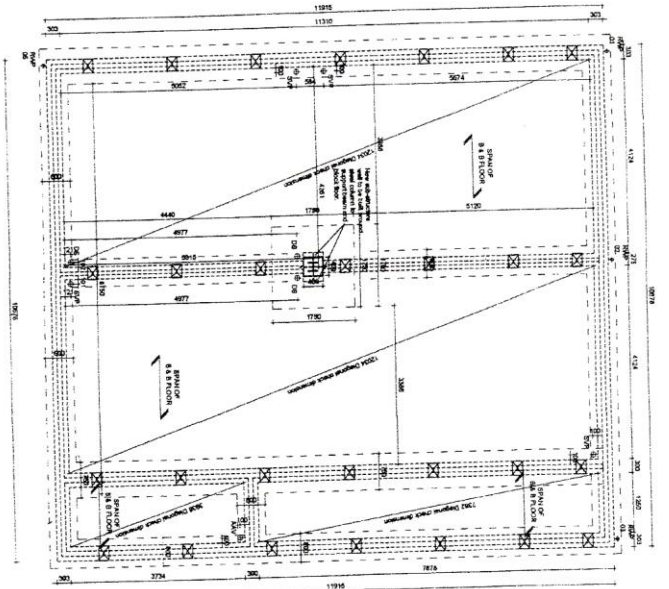
No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through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

### **Code of Practice on Commercial Leases**

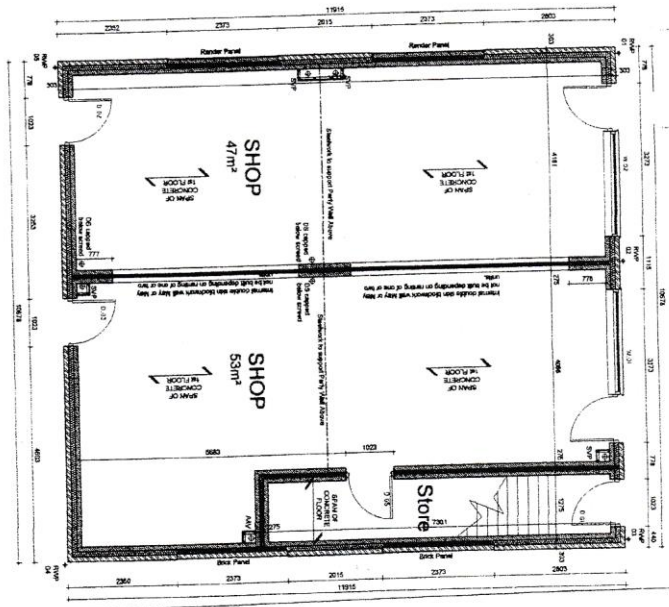
You are advised that the code of practice on commercial leases in England & Wales strongly recommends that you seek professional advice from a qualified surveyor/solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

This Code is available through professional institutions and trade associations or through the web site.

[www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)



Below Ground Floor Layout



Ground Floor Layout

**NOTE:** The drawing is to be used in conjunction with all other drawings and specifications.  
 1. All dimensions are in millimeters unless otherwise stated.  
 2. All dimensions are to the centerline of the wall unless otherwise stated.

**Wall Types**

**100% Concrete Wall**  
 1. 100% Concrete Wall (Type 1)  
 2. 100% Concrete Wall (Type 2)  
 3. 100% Concrete Wall (Type 3)  
 4. 100% Concrete Wall (Type 4)  
 5. 100% Concrete Wall (Type 5)  
 6. 100% Concrete Wall (Type 6)  
 7. 100% Concrete Wall (Type 7)  
 8. 100% Concrete Wall (Type 8)  
 9. 100% Concrete Wall (Type 9)  
 10. 100% Concrete Wall (Type 10)

**100% Concrete Column**  
 1. 100% Concrete Column (Type 1)  
 2. 100% Concrete Column (Type 2)  
 3. 100% Concrete Column (Type 3)  
 4. 100% Concrete Column (Type 4)  
 5. 100% Concrete Column (Type 5)  
 6. 100% Concrete Column (Type 6)  
 7. 100% Concrete Column (Type 7)  
 8. 100% Concrete Column (Type 8)  
 9. 100% Concrete Column (Type 9)  
 10. 100% Concrete Column (Type 10)

**100% Concrete Slab**  
 1. 100% Concrete Slab (Type 1)  
 2. 100% Concrete Slab (Type 2)  
 3. 100% Concrete Slab (Type 3)  
 4. 100% Concrete Slab (Type 4)  
 5. 100% Concrete Slab (Type 5)  
 6. 100% Concrete Slab (Type 6)  
 7. 100% Concrete Slab (Type 7)  
 8. 100% Concrete Slab (Type 8)  
 9. 100% Concrete Slab (Type 9)  
 10. 100% Concrete Slab (Type 10)

Revision	Date	Details
A	25.09.2018	100% FLOOR SLAB OF STAIRS (QUARTER)
B	05.10.2018	GROUND FLOOR STONE WALL (QUARTER) TO SHOP AND STORE (PART)
C	20.11.2018	DETAILS RELATED TO SHOP COMMENTS.

**NOTE:** This drawing is to be used in conjunction with all other drawings and specifications.  
 1. All dimensions are in millimeters unless otherwise stated.  
 2. All dimensions are to the centerline of the wall unless otherwise stated.

**NOTE:** The drawing is to be used in conjunction with all other drawings and specifications.  
 1. All dimensions are in millimeters unless otherwise stated.  
 2. All dimensions are to the centerline of the wall unless otherwise stated.

**DETAILS: MASONRY WALLS**

**100% Concrete Wall**  
 1. 100% Concrete Wall (Type 1)  
 2. 100% Concrete Wall (Type 2)  
 3. 100% Concrete Wall (Type 3)  
 4. 100% Concrete Wall (Type 4)  
 5. 100% Concrete Wall (Type 5)  
 6. 100% Concrete Wall (Type 6)  
 7. 100% Concrete Wall (Type 7)  
 8. 100% Concrete Wall (Type 8)  
 9. 100% Concrete Wall (Type 9)  
 10. 100% Concrete Wall (Type 10)

**100% Concrete Column**  
 1. 100% Concrete Column (Type 1)  
 2. 100% Concrete Column (Type 2)  
 3. 100% Concrete Column (Type 3)  
 4. 100% Concrete Column (Type 4)  
 5. 100% Concrete Column (Type 5)  
 6. 100% Concrete Column (Type 6)  
 7. 100% Concrete Column (Type 7)  
 8. 100% Concrete Column (Type 8)  
 9. 100% Concrete Column (Type 9)  
 10. 100% Concrete Column (Type 10)

**100% Concrete Slab**  
 1. 100% Concrete Slab (Type 1)  
 2. 100% Concrete Slab (Type 2)  
 3. 100% Concrete Slab (Type 3)  
 4. 100% Concrete Slab (Type 4)  
 5. 100% Concrete Slab (Type 5)  
 6. 100% Concrete Slab (Type 6)  
 7. 100% Concrete Slab (Type 7)  
 8. 100% Concrete Slab (Type 8)  
 9. 100% Concrete Slab (Type 9)  
 10. 100% Concrete Slab (Type 10)



lingford  
Water

**Promap**  
LANDMARK INFORMATION GROUP

Ordnance Survey © Crown Copyright 2018. All rights reserved.  
Licence number 100022432, Plotted Scale - 1:7500

