

**BY DIRECTION OF THE FREEHOLDERS**

**R/27084**

**A NEW SHOP TO LET**  
**HAVING CONSENT FOR A5 HOT FOOD TAKE-AWAY**



**SHOP 2**  
**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 AND A5 CONSENT**

**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                        | £1,200 per calendar month exclusive  |
| 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 | The building has an Energy Performance Certificate (Certificate No: 0792-2968-1230-0600-3103) and is Rated B. This Certificate and advisory notes can be downloaded from the Government site <a href="http://www.ndepcregister.com">www.ndepcregister.com</a> . A copy of the Certificate is attached. |

## **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)

# Energy Performance Certificate

Non-Domestic Building



Unit A  
Swan Court  
Coventry Road, Kingsbury  
TAMWORTH  
B78 2LN

**Certificate Reference Number:**  
0792-2968-1230-0600-3103

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](http://www.gov.uk/government/collections/energy-performance-certificates).

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

◀ 38

This is how energy efficient the building is.

C 51-75

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 <sup>2</sup> ):	44
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	55.71
Primary energy use (kWh/m <sup>2</sup> per year):	329.53

## Benchmarks

Buildings similar to this one could have ratings as follows:

25 If newly built

74 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.

<b>Assessment Software:</b>	DesignBuilder SBEM v6.1.0 using calculation engine SBEM v5.6.a.1
<b>Property Reference:</b>	321679280000
<b>Assessor Name:</b>	Brett Carroll
<b>Assessor Number:</b>	EES/008107
<b>Accreditation Scheme:</b>	Elmhurst Energy Systems
<b>Employer/Trading Name:</b>	Cheshire Property Surveyors
<b>Employer/Trading Address:</b>	Suite 2 11 Eagle Brow Lymm WA13 0LP
<b>Issue Date:</b>	24 Jun 2019
<b>Valid Until:</b>	23 Jun 2029 (unless superseded by a later certificate)
<b>Related Party Disclosure:</b>	Not related to the owner.

Recommendations for improving the energy performance of the building are contained in the associated Recommendation Report - 0260-3967-0411-8020-9024.

## 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](http://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](http://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](http://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](http://www.ndepcregister.com). To opt out of having information about your building made publicly available, please visit [www.ndepcregister.com/optout](http://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](http://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.



**North Warwickshire  
Borough Council**

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Website: [www.northwarks.gov.uk](http://www.northwarks.gov.uk)

Date: 16 January 2020

**The Town & Country Planning Acts**  
**The Town and Country Planning (Listed Buildings and  
Conservation Areas) Act 1990**  
**The Town & Country Planning (General Development)  
Orders**  
**The Town and Country Planning (Control of  
Advertisements) Regulations 1992 (as amended)**

**DECISION NOTICE**

Full Planning Application

**Application Ref: PAP/2019/0135**

**Site Address**

Unit B - Swan Court, Coventry Road, Kingsbury, B78 2LN

**Grid Ref:** Easting 421683.12  
Northing 296365.57

**Description of Development**

Change of use from A1 retail to A5 takeaway

**Applicant**

Mr Muhammad Akbar

Your planning application was valid on 13 March 2019. It has now been considered by the Council. I can inform you that:

Planning permission is **GRANTED** subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

**REASON**

To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and to prevent an accumulation of unimplemented planning permissions.

2. The development hereby approved shall not be carried out otherwise than in accordance with the plan numbered 2019-053-001 and 2019-053-003A, received by the Local Planning Authority on 09 September 2019; and the plan numbered 2019-053-004 and the Design & Access Statement, received by the Local Planning Authority on 06 March 2019, and the plan numbered 2019-053-001, received by the Local Planning Authority on 26 March 2019; and the Canopy Specification and the Photographic Evidence, received by the Local Planning Authority on 07 May 2019; and the Parking Survey Report, received by the Local Planning Authority on 21 June 2019

**REASON**

To ensure that the development is carried out strictly in accordance with the approved plans.

**Authorised Officer:** Andrew Collinson  
**Date:** 16 January 2020

- The new flue and associated fixings shall be coloured in matt brown in a similar colour to the facing brickwork.

## REASON

In the interests of the amenities of the area and the building concerned.

- The hot food premises, including delivery of goods, hereby approved shall not be open, other than between: 11:00 hours- 23:00 hours Monday- Thursday; 11:00- 23:30 hours Friday and Saturday; and 11:00 hours- 22:30 Sundays, Bank Holidays, Good Friday or Christmas Day.

## REASON

To prevent disturbance to the occupiers of nearby properties.

- No external lighting shall be installed on any external wall or roof of any building or within the open land comprised in the application site other than in accordance with details first submitted to and approved in writing by the local planning authority.

## REASON

In the interests of the amenities of the area.

- Before the use hereby permitted takes place, equipment to control the emission of fumes and smell from the premises shall be installed in accordance with a scheme to be first submitted to and approved in writing by the local planning authority. These must contain details of any proposed methods for minimising noise and odour where necessary including noise attenuation of fan motors, filtration/ treatment of odours, stack height.

All equipment installed as part of the approved scheme shall thereafter be operated and maintained in accordance with that approval and retained for so long as the use continues.

## REASON

In the interest of good air quality management and control of nuisances and amenity.

**INFORMATIVES**

- The Building Regulations (2010) Drainage and Waste Disposal Approved Document H states 'Drainage in serving kitchens in commercial hot food premises should be fitted with a grease separator complying with BS EN 1825- 1:2004 and designed in accordance with BS EN 1825-2:2002 or other effective means of grease removal.'
- You are recommended to seek independent advice on the provisions of the Party Wall etc. Act 1996, which is separate from planning or building regulation controls, and concerns giving notice of your proposals to a neighbour in relation to party walls, boundary walls and excavations near neighbouring buildings. An explanatory booklet can be downloaded at <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>
- Advertisement Consent is required under a separate procedure of the Town and Country Planning Act 1990. Should any advertisements, signs, name boards, or other devices to attract attention, be intended in respect of this development, the Local Planning Authority will be pleased to advise you on all associated aspects prior to the erection of any such advertisements, and provide you with application forms.

Authorised Officer: Andrew Collinson

Date: 16 January 2020



4. The developer is reminded that the Control of Pollution Act 1974 restricts the carrying out of construction activities that are likely to cause nuisance or disturbance to others to be limited to the hours of 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays, with no working of this type permitted on Sundays or Bank Holidays. The Control of Pollution Act 1974 is enforced by Environmental Health.
5. The proposal should comply with the guidance 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems' EMAQ 5/9/2018 and Building Control requirements.
6. In dealing with this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner through seeking to resolve planning objections and issues, and suggesting amendments to improve the quality of the proposal. As such it is considered that the Council has implemented the requirement set out in paragraph 38 of the National Planning Policy Framework.

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#### APPEALS TO THE SECRETARY OF STATE

1. If you are aggrieved by the decision of the Local Planning Authority to grant permission subject to conditions, you can appeal to the Department for Communities and Local Government under Section 78 of the Town and Country Planning Act 1990.
2. If you want to appeal against your local planning authority's decision, then you must do so within 6 months of the date of this notice.
3. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, or online at [www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk) and [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs).
4. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
5. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
6. The Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

#### PURCHASE NOTICES

1. If either the Local Planning Authority or the Department for Communities and Local Government grants permission to develop land subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
2. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Authorised Officer: Andrew Collinson

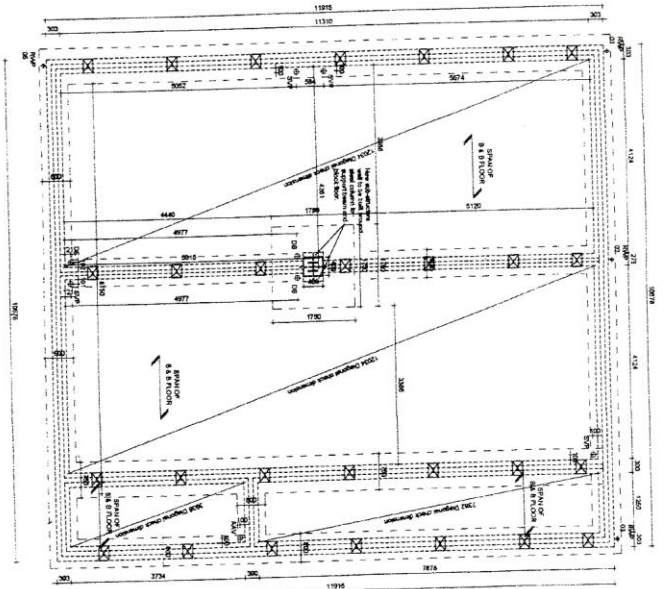
Date: 16 January 2020

## NOTES

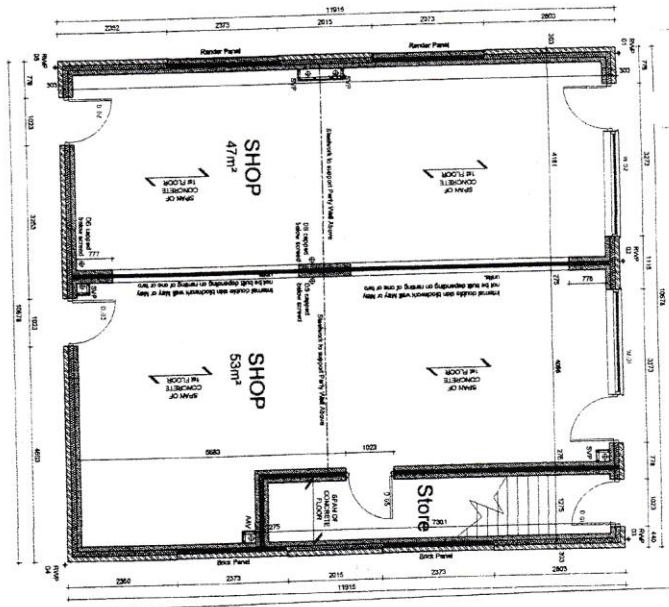
1. This decision is for the purposes of the Town and Country Planning Act only. It is not a decision under Building Regulations or any other statutory provision. Separate applications may be required.
2. A report has been prepared that details more fully the matters that have been taken into account when reaching this decision. You can view a copy on the Council's web site via the Planning Application Search pages <http://www.northwarks.gov.uk/planning>. It will be described as 'Decision Notice and Application File'. Alternatively, you can view it by calling into the Council's Reception during normal opening hours (up to date details of the Council's opening hours can be found on our web site <http://www.northwarks.gov.uk/contact>).
3. Plans and information accompanying this decision notice can be viewed online at our website <http://www.northwarks.gov.uk/planning>. Please refer to the conditions on this decision notice for details of those plans and information approved.

Authorised Officer: Andrew Collinson

Date: 16 January 2020



Below Ground Floor Layout



Ground Floor Layout

**WALL TYPE 1**  
 150mm thick concrete wall with 100mm thick plaster on both sides. Reinforcement: 12mm diameter bars at 200mm spacing.

**WALL TYPE 2**  
 150mm thick concrete wall with 100mm thick plaster on both sides. Reinforcement: 12mm diameter bars at 200mm spacing.

**SLAB TYPE 1**  
 150mm thick concrete slab with 100mm thick plaster on both sides. Reinforcement: 12mm diameter bars at 200mm spacing.

**WALL TYPE 3**  
 150mm thick concrete wall with 100mm thick plaster on both sides. Reinforcement: 12mm diameter bars at 200mm spacing.

**SLAB TYPE 2**  
 150mm thick concrete slab with 100mm thick plaster on both sides. Reinforcement: 12mm diameter bars at 200mm spacing.

**SLAB TYPE 3**  
 150mm thick concrete slab with 100mm thick plaster on both sides. Reinforcement: 12mm diameter bars at 200mm spacing.

Revision	Date	Details
A	25.09.2018	1ST FLOOR SHED OF SLABS (QUANTITIES)
B	05.10.2018	GROUND FLOOR STORE WALL QUANTITIES TO SHED AND SHOP UNIT
C	20.11.2018	QUANTITIES ATTACHED TO SHED COMMENTS.

Check and verify the drawings. All dimensions must be checked and verified before commencing construction. All quantities are based on the drawings and shall be subject to change if any variation is required. Any variation shall be approved by the client. All quantities are based on the drawings and shall be subject to change if any variation is required. Any variation shall be approved by the client.



Sngford  
Water

**Promap**  
LANDMARK INFORMATION GROUP

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