

CALDER S

CHARTERED SURVEYORS
PROPERTY CONSULTANTS

FOR SALE BY PRIVATE TREATY
BY DIRECTION OF THE FREEHOLDERS

R27211

**WELL POSITIONED RETAIL AND RESIDENTIAL PREMISES
IN A PROMINENT TOWN CENTRE POSITION CLOSE TO THE
CO-OPERATIVE SUPERMARKET**

A GOOD POTENTIAL INVESTMENT



10 CHURCH STREET
TAMWORTH B79 7DH

**GROUND FLOOR RETAIL WITH VACANT POSSESSION
846 SQ.FT. (78.6 SQ.M.) PLUS ANCILLARY AND STORAGE**

**UPPER FLOORS RESIDENTIAL TWO BEDROOM APARTMENT
CURRENTLY LET**

REAR ACCESS AND PARKING

FREEHOLD £275,000 PLUS VAT IF 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
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Prominent town centre premises offered with vacant self-contained ground floor retail accommodation and with an independently accessed upper floors residential apartment currently tenanted making this an ideal investment or owner/occupier opportunity.

The ground floor accommodation includes;

Shop

Maximum depth 16.93m x maximum width 4.35m and produces a total sales area 78.61 sq.m. (846 sq.ft.)

This is well fitted with a suspended ceiling, tiled floor and cooling and set behind a fully glazed display window to the Church Street frontage. Included are three large timer operated fitted chiller units with extraction fans mounted externally. A Corian work counter with basket wells and a separate area for two tills. Fitted shelving, full working CCTV, alarm system with remote monitoring, low energy lighting and electric heating above the shop door way and beneath the counter.



Store Room

5.31m x 3.38m with WC off and kitchen facility off, access to mezzanine loft storage area.

Rear Lobby

Providing access to the covered rear loading/unloading area also providing three private vehicle parking spaces with vehicular access via a right of way leading from Aldergate.

Upper Floors Apartment

This is independently accessed by stair cases from both the Church Street frontage and the rear amenity area and provides on the;

First Floor

Two living rooms

Second Floor

There is a small landing, 2 bedrooms, fitted bathroom and fitted kitchen.

The premises are independently serviced and heated.

This property occupies a prominent position on the western outskirts of Tamworth town centre within an established parade fronting to Church Street and including the Co-operative supermarket. This location is part of the retail core of Tamworth and all other retail shops and amenities are within ready walking distance.

GENERAL INFORMATION

- | | |
|-----------------------------------|--|
| 1. VENDORS | Mr. Buta Singh and Mrs. Balwinder Kaur |
| 2. TENURE | <p>The property is freehold and is offered with vacant possession of the ground floor accommodation and subject to the existing tenancy of the upper floors apartment currently producing a rental of £600 per calendar month exclusive.</p> <p>A tenancy of the ground floor shop may be considered at a rent of £17,000 per annum exclusive.</p> |
| 3. SERVICES | Mains, electricity, water and drainage are connected to the premises. |
| 4. RATING ASSESSMENT | <p>Rateable value £11,000</p> <p>NB: Please note this currently includes the upper floors</p> <p>Rates payable 2019/2020 50.4%</p> |
| 5. ENERGY PERFORMANCE CERTIFICATE | The existing Certificate (0890-0531-2940-4897-7006) has recently expired and a replacement has been applied for. |
| 6. PRICE | Offers £275,000 plus value added tax if applicable. |
| 7. VIEWING | Contact the agents |
| 8. LOCAL AUTHORITY | <p>Tamworth Borough Council</p> <p>Marmion House</p> <p>Lichfield Street</p> <p>Tamworth B79 7BZ</p> <p>Telephone No: 01827 709709</p> |

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.

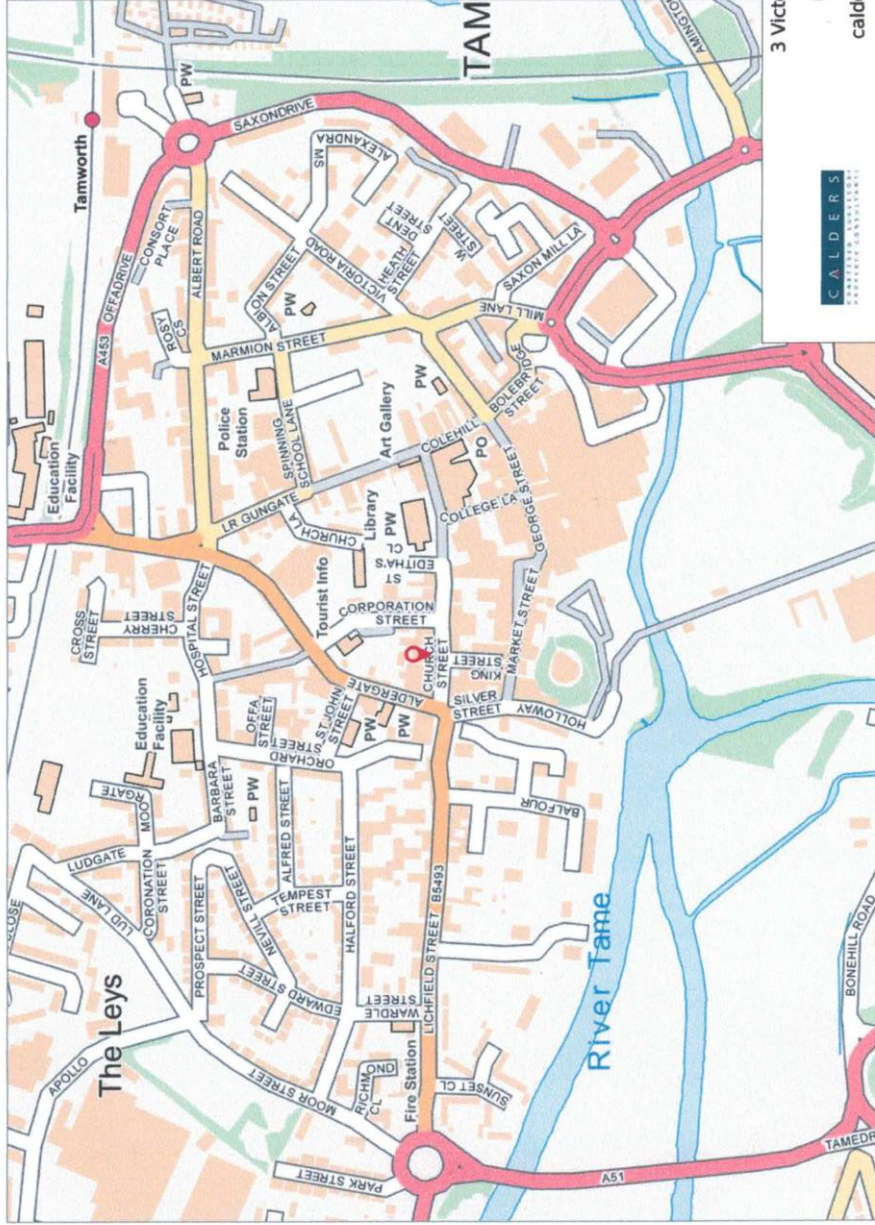
www.commercialleasecodeew.co.uk



3 Victoria Road, B79 7HL
01827 61144
caldersurveyors.com



Client: Tamworth Borough Council
Project: The Future High Streets Fund
Title: Site plan for identification
Scale: 1:2000 @A4
Date: 26 Nov 2019
Drawn By: RDC
Drawing No:



3 Victoria Road, B79 7HL

01827 61144

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Client: **Mr Pardeep Singh**
Project: **10 Church St B79 7DH**

Title: **location**

Scale: 1:7500 @A4

Drawn By: rdc

Date: 26 Nov 2019

Drawing No: