

R27252

BY DIRECTION THE FREEHOLDERS TO LET UPON A NEW LEASE

**ATTRACTIVE RURAL OFFICES BEING A
VERY PLEASANT CONVERTED PERIOD BARN**

**IN A DELIGHTFUL AND QUIET RURAL LOCATION BUT WITHIN EASY
ACCESS OF M42 JUNCTION 9, A5, CITY OF BIRMINGHAM, NEC,
BIRMINGHAM AIRPORT AND MAINLINE RAIL STATIONS**



CAMP FARM BARN
CAMP FARM
KNOWLE HILL
HURLEY CV9 2JF

- **1142 SQ. FT (106.14 SQ.M)**
- **AT LEAST 6 CAR PARKING SPACES (LANDLORD MAY BE ABLE TO PROVIDE MORE IF REQUIRED)**
- **FULLY FITTED, CARPETED AND HEATED**
- **BROADBAND CONNECTION**
- **ATTRACTIVE AND FLEXIBLE TERMS AVAILABLE**

**£12,500 PER ANNUM EXCLUSIVE
PLUS VAT**

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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.

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A high quality conversion of a traditional period rural barn delightfully situated near to open fields and being part of a traditional farm courtyard at Camp Farm off Knowle Hill, Hurley. This location is within 10 minutes' drive of M42 Junctions 9 and 10 and each of the nearby towns of Tamworth, Atherstone and Coleshill.

Camp Farm Barn is fitted to a good standard throughout and will be fully redecorated prior to the lease commencement and is fully carpeted and complete with gas fired central heating and well appointed separate gents/ladies and disabled WC/wash facilities and kitchen.

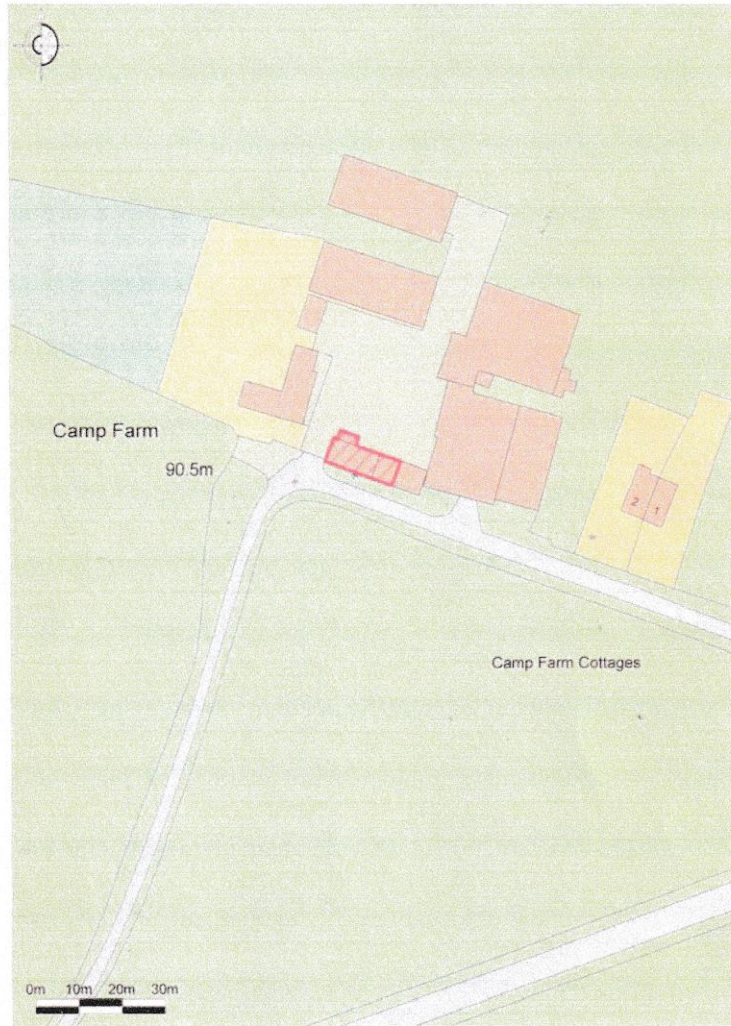
The space is approached through an entrance lobby providing access to an open plan area on the ground floor and has a further room off, ideal for meetings or as a boardroom (7.73 m. x 4.45m).

A staircase gives access to two executive offices (2.59 m x 4.5m) and (2.69m x 4.59m).

This is a space with a wealth of character and has exposed timber beams throughout.

This is a marvellous rural environment.

Camp Farm Barn, Camp Farm, Knowle Hill, Hurley ,CV9 2JF



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Camp Farm Barn, Camp Farm, Knowle Hill, Hurley ,CV9 2JF. Location.



Prepared by Calders Chartered Surveyors 01827 61144

Camp Farm Barn, Camp Farm, Knowle Hill, Hurley ,CV9 2JF. Regional location.



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GENERAL INFORMATION

1. LANDLORD Mr James Stelfox
2. RATING ASSESSMENT On the 2017 list the premises has a rateable value of £7,400
Rates payable in the current financial year are approximately 50% of this. However, under current provisions the qualifying occupiers may be entitled to a nil rates payment.
3. SERVICES Mains electricity, water, gas and drainage are connected to the premises. Prospective tenants should make their own enquiries of Service providers for further information if required.
4. ENERGY PERFORMANCE CERTIFICATE This building has a current Energy Performance Certificate under the Energy Act 2011 provisions (No. 0193-9487-4230-2600-1703) and are rated E.
5. VIEWING Please contact the agents.
6. PRINCIPAL TERMS OF LETTING A new lease is available at a commencing rental of £12,500 per annum + VAT, for a term to be agreed. The tenant will be responsible for the repair, maintenance and decoration of the premises and for refunding to the landlord the cost of insuring the buildings.
7. MEASUREMENTS & AREAS The measurements and floor areas quoted within these particulars should be regarded as approximate intended for guidance purposes only. Interested parties should carry out their own measurement survey prior to completion of a transaction.

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