

FOR SALE BY PRIVATE TREATY

**A WELL POSITIONED FREEHOLD INDUSTRIAL UNIT
WITH ENCLOSED AND GATED YARDAGE
8,844 SQ. FT (821.65 SQ.M.) ON 0.5 ACRES (.2 HA)
(OR THEREABOUTS)**



**1B CLAYMORE
TAME VALLEY INDUSTRIAL ESTATE
WILNECOTE
TAMWORTH B77 5DQ**

**IDEAL FOR A VARIETY OF OCCUPIERS AND ESPECIALLY
SUITED TO OPERATORS OF VANS AND LIGHT VEHICLES**

- * ADDITIONAL MEZZANINE STORAGE FLOOR**
- * FULLY FITTED ADMINISTRATIVE OFFICE
ACCOMMODATION**
- * FREEHOLD WITH VACANT POSSESSION UPON
COMPLETION**

OFFERS: £925,000.00

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

LOCATION

A prominently and well positioned industrial premises occupying a fully enclosed and gated site with a long frontage to Claymore within the established industrial and business area known as Tame Valley Industrial estate situated on the southern outskirts of the Borough of Tamworth and within five minutes drive approximately of the intersection of the A5 trunk road with the M42 motorway Junction 10 to the East. Tamworth town centre is within 5 minutes drive to the north.



The building which is of modern steel portal framed construction encloses a total gross internal area of 8,844 sq.ft (821.65 sq.m.) and is contained within a site of 0.5 acres (0.2 Ha) or thereabouts, a substantial part of which is security fenced and gated and aggregate surfaced to provide an excellent yardage facility an unusual feature for a building of this size.

THE INTERIOR

Internally, the works area has roller shutter vehicle access door, concrete floor throughout and a minimum height to the underside of the steel work of 3.06m.

This space fitted with overhead lighting plus additional translucent panels in the roof and has an overhead gasfired space heater.



There is a works office area off plus works WC/wash facilities.

Currently constructed within the work space is a mezzanine storage floor producing 1,504 sq.ft (139.73 sq.m.) of useful additional storage area.

Attached to the fore of the building and accessed from the Claymore frontage is a suite of well fitted administrative offices set behind a tarmacadamed private vehicle parking space having a minimum of six spaces.



This administrative space is currently partitioned to provide an impressive reception area, three private offices and twin WC/wash facilities, all fully fitted and complete with gas fired central heating and dado mounted cable trunking.

The premises are generally well presented and in good order and represent a rare and unusual opportunity.

All windows and doors are fitted with steel security shutters.

GENERAL INFORMATION

1. VENDORS

This property is offered by direction of the freeholders, Mr and Mrs Philip Evans. The vendors advise us the premises are not registered for Value Added Tax.

2. TENURE

We are advised the property is freehold and vacant possession will be given upon completion of the transaction

3. SERVICES

Mains electricity, water drainage and gas and broadband are all connected to the premises.

4. VIEWING

Please contact the agents on 01827 61144.

5. LOCAL AUTHORITY

Borough of Tamworth (01827 709709)

6. RATING ASSESSMENT

The rateable value of the premises on the 2017 List is £42,000. The current (2020/2021) approximately 50%

7. ENERGY PERFORMANCE
CERTIFICATE

of this rateable value is payable as rates
On the National Energy Performance Certificate
Register www.ndepcregister.com the premises are rated
E under Certificate reference no. 9379-3046-525-0000-
3801

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



CALDER
CHARTERED SURVEYORS
PROPERTY CONSULTANTS

3 Victoria Road, Tamworth, Staffs, B79 7HL

01827 61144

calderssurveyors.com

Client: **Mr and Mrs Phil Evans**

Project: **1B Claymore Tamworth B77 5DQ**

Title: **site plan**

Scale: **1:1250 @A4**

Drawn By: **rdc**

Date: **09 Jun 2020**

Drawing No:



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Client: **Mr and Mrs Phil Evans**
Project: **1B Claymore Tamworth B77 5DQ**

Title: **location**

Scale: 1:5000 @A4

Drawn By: rdc

Date: 09 Jun 2020

Drawing No:



CALDER S
CHARTERED SURVEYORS
PROPERTY CONSULTANTS

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01827 61144

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Client: **Mr and Mrs Phil Evans**
Project: **1B Claymore Tamworth B77 5DQ**
Title: **regional location**

Scale: 1:50000 @A4
Drawn By: rdc

Date: 09 Jun 2020
Drawing No: