

**R/27486**

**FOR SALE BY PRIVATE TREATY**  
**BY DIRECTION OF THE FREEHOLDER**

**FREEHOLD COMMERCIAL PROPERTY PRESENTING  
A REFURBISHMENT/REDEVELOPMENT OPPORTUNITY FOR  
EITHER COMMERCIAL OR RESIDENTIAL USE**



**26 ENGINE LANE**  
**GLASCOTE HEATH, TAMWORTH B77 2DH**

**CURRENTLY 678 SQ.FT (62.99 SQ.M.) OF BUILDING CONTAINED  
WITHIN A SITE OF 245 SQ. YARDS (205 SQ.M.) IN A PLEASANT,  
QUIET AND ESTABLISHED RESIDENTIAL AREA**

**OFFERS INVITED IN THE REGION OF**

**£195,000 SUBJECT TO CONTRACT (VAT NOT 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.



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A self-contained property occupying a regularly shaped site and currently a building together with yardage and fronting to Engine Lane within this quiet and popular established residential area approx. 5 minutes' drive from Tamworth town centre and offering ease of access to the nearby A5 trunk road and M42 motorway intersection at Junction 10 approximately 10 minutes' drive to the southeast.

The building was previously in use as a retail shop but presents an opportunity for many other commercial uses either of the refurbishment of the existing premises or as a redevelopment opportunity.

Planning permissions were gained in 2019 for conversion of the premises to either offices or residential uses. Interested parties are advised to make their own enquiries of the local authority, Tamworth Borough Council 01827 709709, [www.tamworth.gov.uk](http://www.tamworth.gov.uk)

Internally the building requires some refurbishment work but is complete with mains electricity water and drainage connections.

There is a forecourt to the premises with adjacent kerbside parking and to the side of the exiting building is an enclosed and gated yard area.



## **GENERAL INFORMATION**

**VENDOR:**

Mr Sam Selik

**PRICE:**

Offers are invited in the region of £195,000 (one hundred and ninety-five thousand pounds) for the freehold interest with vacant possession upon completion. Value Added Tax is understood to be not applicable.

**SERVICES:**

No mains services are currently connected to the yard but are believed to be available within the estate road. Interested parties who may require service connections should make their own enquiries of the service provider.

**VIEWING:**

Please contact the agents.

**RATING ASSESSMENT:**

The premises have a rateable value on the 2017 list of £6,300. Therefore, appropriate qualifying occupiers should pay no rates.

**ENERGY PERFORMANCE:**

The premises are rated D under Certificate ref.no 0996-9664-5130-0200-3303.

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 Caldery 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)



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Client: **Mr Sam Selik**  
Project: **26 Engine Lane B77 2DH**  
Title: **Location plan**

Scale: 1:5000 @A4  
Drawn By: rdc

Date: 03 Dec 2019  
Drawing No:



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