

BY DIRECTION OF THE FREEHOLDERS
AND FOR SALE BY PRIVATE TREATY

R27489

A RARE REFURBISHMENT/REDEVELOPMENT OPPORTUNITY



109 GLASCOTE ROAD TAMWORTH B77 2AE

**CURRENTLY GROUND FLOOR SHOP PREMISES
WITH FIRST FLOOR APARTMENT**

ENCLOSED REAR YARD/GARDEN AREA WITH VEHICULAR ACCESS

A DETACHED PROPERTY ON AN ENCLOSED SITE

**TOTAL 1,590 SQ.FT (147.9 SQ.M.) OF EXISTING BUILT SPACE
WOULD READILY CONVERT TO 1 UNUSUAL DETACHED RESIDENCE
OR COMMERCIAL PREMISES**

**OFFERS INVITED BY CLOSE OF BUSINESS ON
FRIDAY 6TH MAY 2022**

GUIDE PRICE £230,000 (V.A.T. N/A)

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

An unusual opportunity if presented by this substantial traditional property which is in need of refurbishment/redevelopment.

The premises have for many years been in use as ground floor retail/workshops with living accommodation at first floor level.

They are believed to date from the 19th Century and are solid brickwork construction surmounted by a multi pitched slate covered roof.

The ground floor is currently partitioned and providing an entrance hall with stairs off to the first floor, retail unit, office, two storeys a kitchen and a lean-to conservatory.

At first floor level, there is a landing with stairs off to the attic rooms, a living room, fitted kitchen, fitted bathroom and bedroom.

In all the property presents a total GIA of 1,590 sq.ft (147.9 sq.m.) of thereabouts on the two floors.

The property is detached and occupies a self-contained site with vehicular access and return frontages to Summerfield Road and Summerfield Close. An ideal opportunity to provide a single detached houses or other form of commercial premises subject of course to any necessary consents.





GENERAL INFORMATION

VENDORS:

Motor Vehicle Service Ltd

SERVICES:

Main's electricity, water and drainage are connected.

RATING / COUNCIL TAX ASSESSMENTS:

The ground floor retail premises have a rateable value of £4,300 on the 2017 list. The first-floor apartment has a council tax assessment of Band A

ENERGY PERFORMANCE CERTIFICATE:

We have checked the HM Government National Register (www.ndepcregister.com) and the premises do have an existing Certificate qualifying rating of D. This Certificate is valid until the 7th April 2031.

TENURE:

The property is offered freehold with vacant possession upon completion.

VIEWING:

Please contact the agents.

OFFERS:

Offers are invited subject to contract only by close of business on Friday 6th May 2022. Offers should be made in writing (e-mail is acceptable) To richard@calderssurveyors.com

Any offer should state maximum bid you are prepared to make and please also provide some form of confirmation that funding is available. Please note offers made with completion, subject to and conditional upon obtaining of a change of use Planning Permission will not be acceptable.

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



CALDER'S
CHARTERED SURVEYORS
PROPERTY CONSULTANTS

3 Victoria Road, Tamworth, Staffs, B79 7HL

0182761144

caldersurveyors.com

Client: **Motor Vehicle Services Ltd**

Project: **109 Glascote Road, Tamworth B77 2AE**

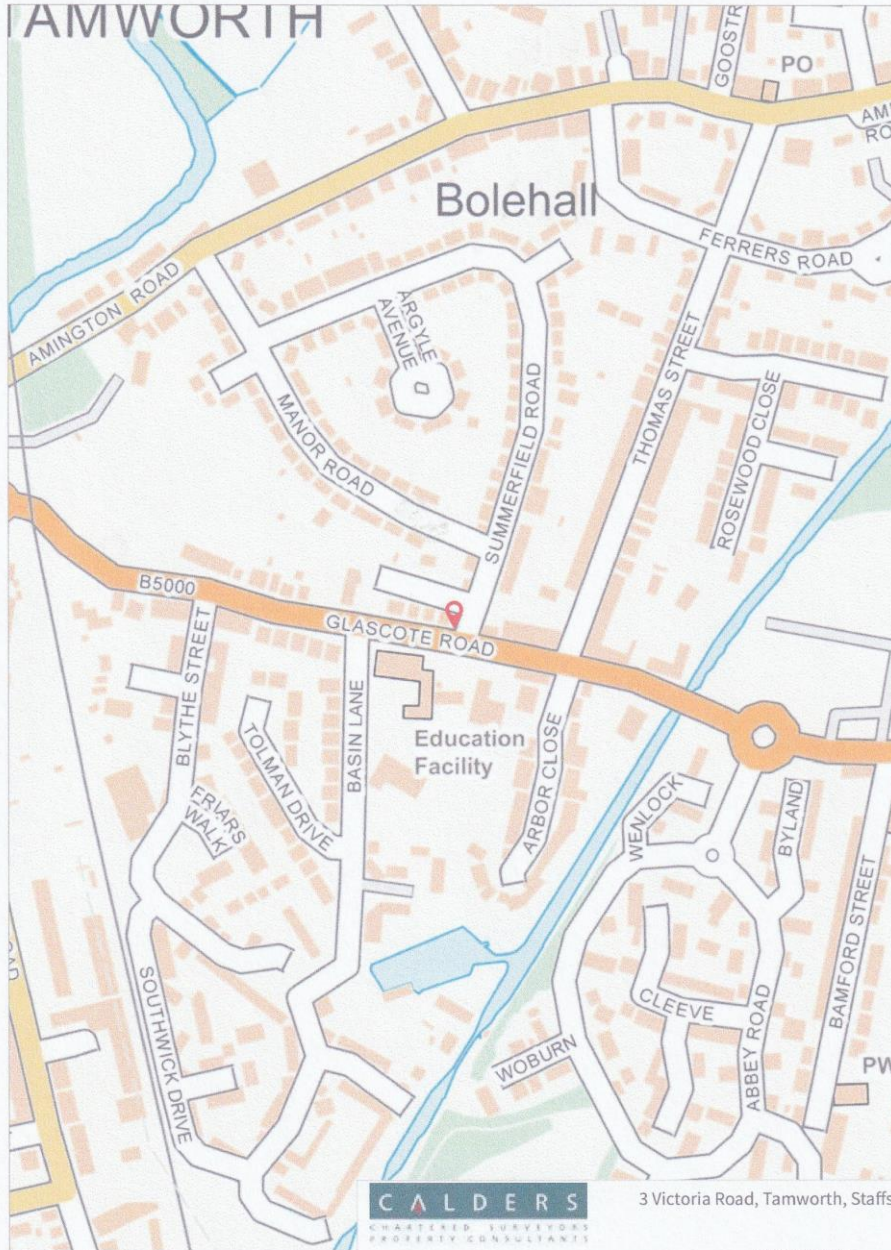
Title: **site plan**

Scale: 1:500 @A4

Drawn By: rdc

Date: 07 Mar 2022

Drawing No:



CALDER
CHARTERED SURVEYORS
PROPERTY CONSULTANTS

3 Victoria Road, Tamworth, Staffs, B79 7HL

0182761144

calderssurveyors.com

Client: **Motor Vehicle Services Ltd**

Project: **109 Glasgote Road Tamworth B77 2AE**

Title: **location**

Scale: 1:5000 @A4

Drawn By: rdc

Date: 07 Mar 2022

Drawing No: