

FOR SALE OR TO LET

R/27532

**A PROMINENTLY POSITIONED BUSINESS UNIT IDEAL
FOR STORAGE AND INDUSTRIAL
OR ADMINISTRATIVE USE**



**9 ARIANE
LICHFIELD ROAD INDUSTRIAL ESTATE,
TAMWORTH B79 7XF**

2,346 SQ. FT. (118.1 SQ.M.) or thereabouts

**PROMINENTLY POSITIONED AND IDEAL
FOR A VARIETY OF USERS**

**FREEHOLD WITH VACANT POSSESSION UPON COMPLETION
OR TO LET UPON REASONABLE TERMS**

**OFFERS £280,000 (VAT APPLICABLE)
RENTAL £19,000 PER ANNUM (VAT APPLICABLE)**

TELEPHONE: 01827 61144

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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.

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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This freehold property occupies a prominent position with a frontage to Mariner the principal distributor road via the large and established Lichfield Road Industrial Estate to the west of Tamworth town centre.

This location is within 5 minutes' drive from the access to A5 trunk road at Ventura Park and is within 10 minutes' drive of the intersection of that routeway with M6 T to the west and the M42 to the east.

Vehicular access to the building is via a cul de sac known as Ariane and there is parking at the rear of the property and access to the building via a full height vehicle doorway fitted with a steel roller shutter door.

In principle the building is of steel portal frame construction providing a clear working space which is currently fitted both at ground level and first floor level for storage and administration uses. This current fitting is readily altered or removed to suit individual business requirements.

The premises are well appointed complete with WC/wash facilities, gas central heating, LED lighting and comfort cooling.

The ground floor workspace is currently partitioned into individual storage rooms. The vendors will undertake to strip this partitioning and make good post exchange of contracts for a purchase and prior to completion of same.



GENERAL INFORMATION

VENDORS:	Longley Commercial Property
MAINS SERVICES:	All mains services are connected
VIEWING:	Please contact the Agents
RATING ASSESSMENT:	The rateable value from the 2023 list is £16,500.
ENERGY PERFORMANCE:	The building has a current Certificate No. 9113-3060-0853-0990-5091 rated D.

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.

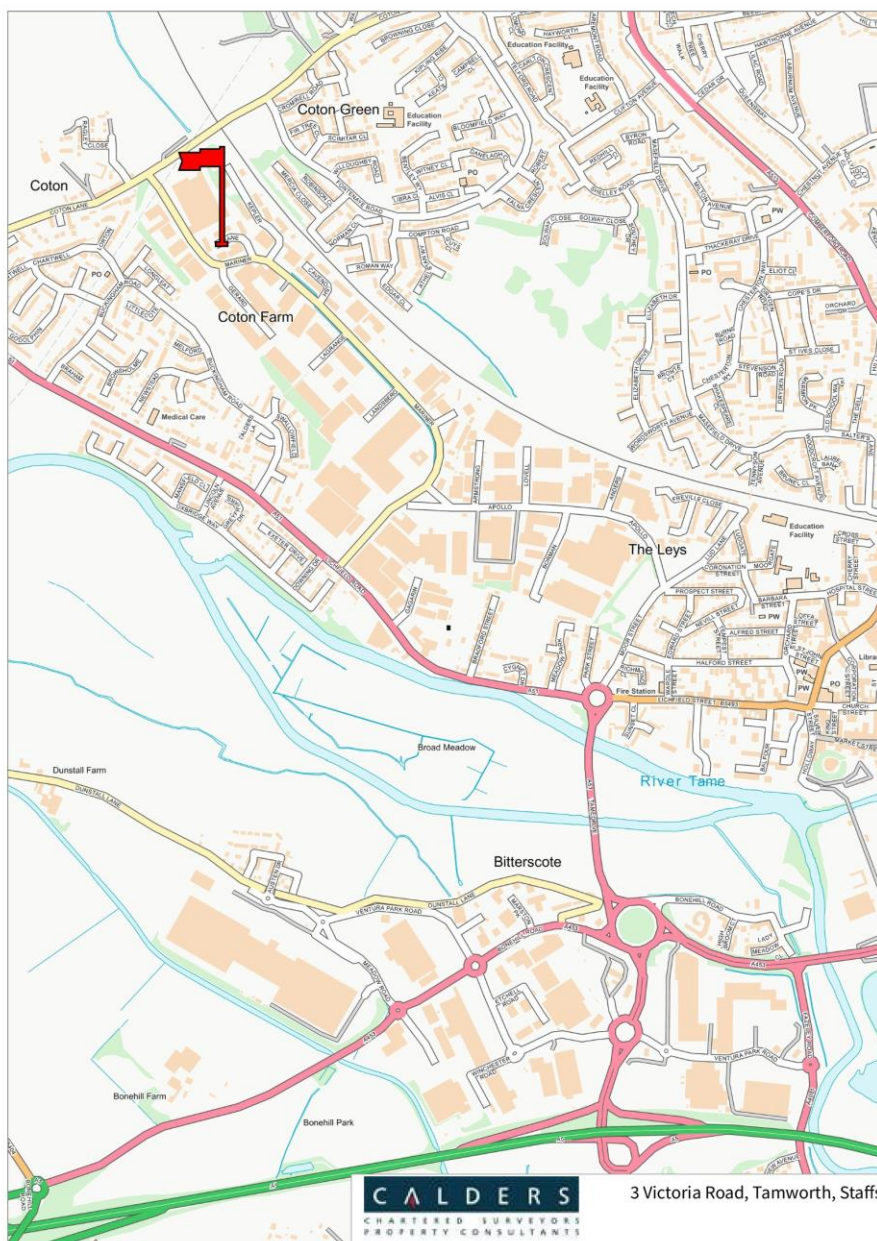
Environmental / Asbestos

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

0182761144

calderssurveyors.com

Client: **Longley Commercial Property**

Project: **9 Ariane Tamworth B79 7XF**

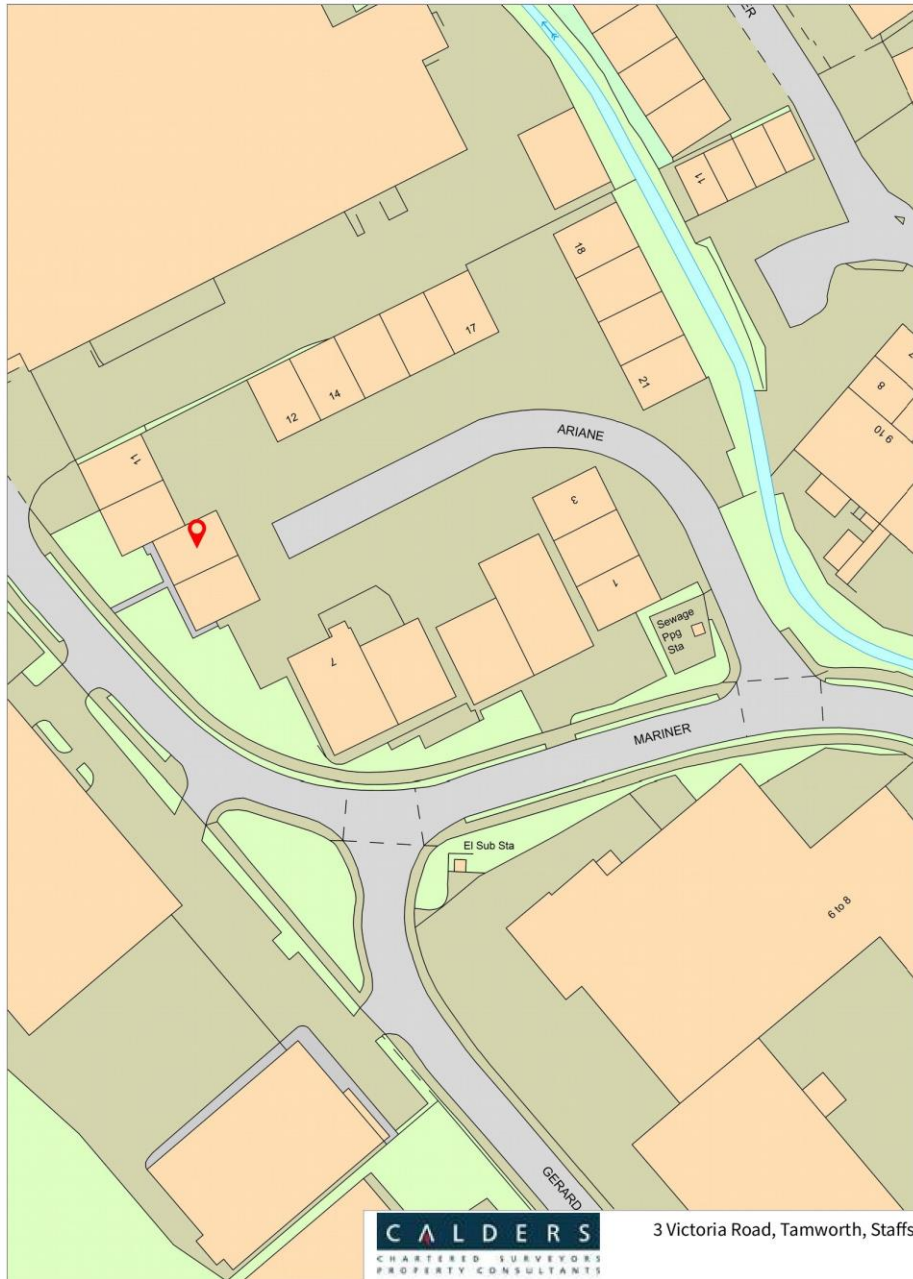
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Scale: 1:16000 @A4

Drawn By: rdc

Date: 15 Jul 2022

Drawing No:



CALDER S
CHARTERED SURVEYORS
PROPERTY CONSULTANTS

3 Victoria Road, Tamworth, Staffs, B79 7HL

0182761144

calderssurveyors.com

Client: **Longley Commercial Property**

Project: **9 Ariane Tamworth B79 7XF**

Title: **site plan**

Scale: 1:1250 @A4

Drawn By:

Date: 15 Jul 2022

Drawing No: