

TO LET UPON A NEW LEASE

R27784

**A PROMINENTLY POSITIONED INDUSTRIAL OR WAREHOUSE PREMISES
CURRENTLY PART FITTED AS A SHOWROOM AND IDEAL AS A TRADE
COUNTER FACILITY**

KNOWN AS

**28 CARLYON ROAD
ATHERSTONE CV9 1JH**



GROSS INTERNAL AREA 3,249 SQ.FT. (281.89 SQ.M.)

MEZZANINE FLOOR 697 SQ.FT (64.8 SQ.M.)

GOOD FRONTAGE TO CARLYON ROAD

2 MINUTES FROM A5

FRONT AND REAR ACCESS LOADING POSSIBLE

HEATED AND LIT

WELL FITTED ADMINISTRATIVE OFFICE AMENITIES

EASY ACCESS TO A5 M69 AND M42

TO LET UPON A NEW LEASE AT

£29,500 PER ANNUM (VAT N/A)

FOR SALE: £435,000.00 (NET OF VAT)

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

A prominently positioned industrial or warehouse unit currently part fitted as showroom and capable of being an ideal trade counter facility with a prominent frontage to the busy Carlyon Road and parking to the forecourt and on the road frontage.

There is vehicular access to the doorways on both the front and rear elevations of the building so a through unloading and loading situation is practically possible.

The premises are well kept and fitted throughout and the administration office provides a reception/general office, private office and extremely well fitted WC/wash facilities.

The forecourt to the front of the building provides parking for at least 8 vehicles and there is a rear forecourt area fronting to Fourways, providing additional parking or amenity space.

The works area is complete with overhead lighting, heating and a concrete floor throughout and has a steel framed mezzanine floor arrangement in position which requires re decking. There is a staircase access and this floor is designed to allow useful loading/unloading direct from a vehicle.

The premises are very prominent from the Carlyon Road frontage and are only 2 minutes from the intersection of that road with the A5 trunk road immediately to the south east. Atherstone town centre is approximately 5 minutes drive distance.



GENERAL INFORMATION

LANDLORDS:

M Ltd

PRINCIPAL TERMS OF LETTING:

The premises are available on a new lease for a term to be negotiated at a commencing rental of £29,500 per annum (VAT not applicable). The tenant will be responsible for the repair and maintenance and decoration of the premises and for refunding to the Landlords the insurance premium incurred for insuring same.

SERVICES:

Electricity, water gas and drainage are all connected

ENERGY PERFORMANCE:

The premises have a current Energy Performance Certificate as per Energy Act 2011 and are rated D

RATING ASSESSMENT:

The premises have a current rating assessment of £19,250. The current rates payable in the £ is approximately 50%.

VIEWING:

Please contact the agents.

LOCAL AUTHORITY:

North Warwickshire Borough Council
South Street
Atherstone
CV9 1DE
Tel: 01827 715341

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
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PROPERTY CONSULTANTS

3 Victoria Road, Tamworth, Staffs, B79 7HL

01827 61144

calderssurveyors.com

Client: **Arch Holdings Ltd**

Project: **28 Carlyon Road**

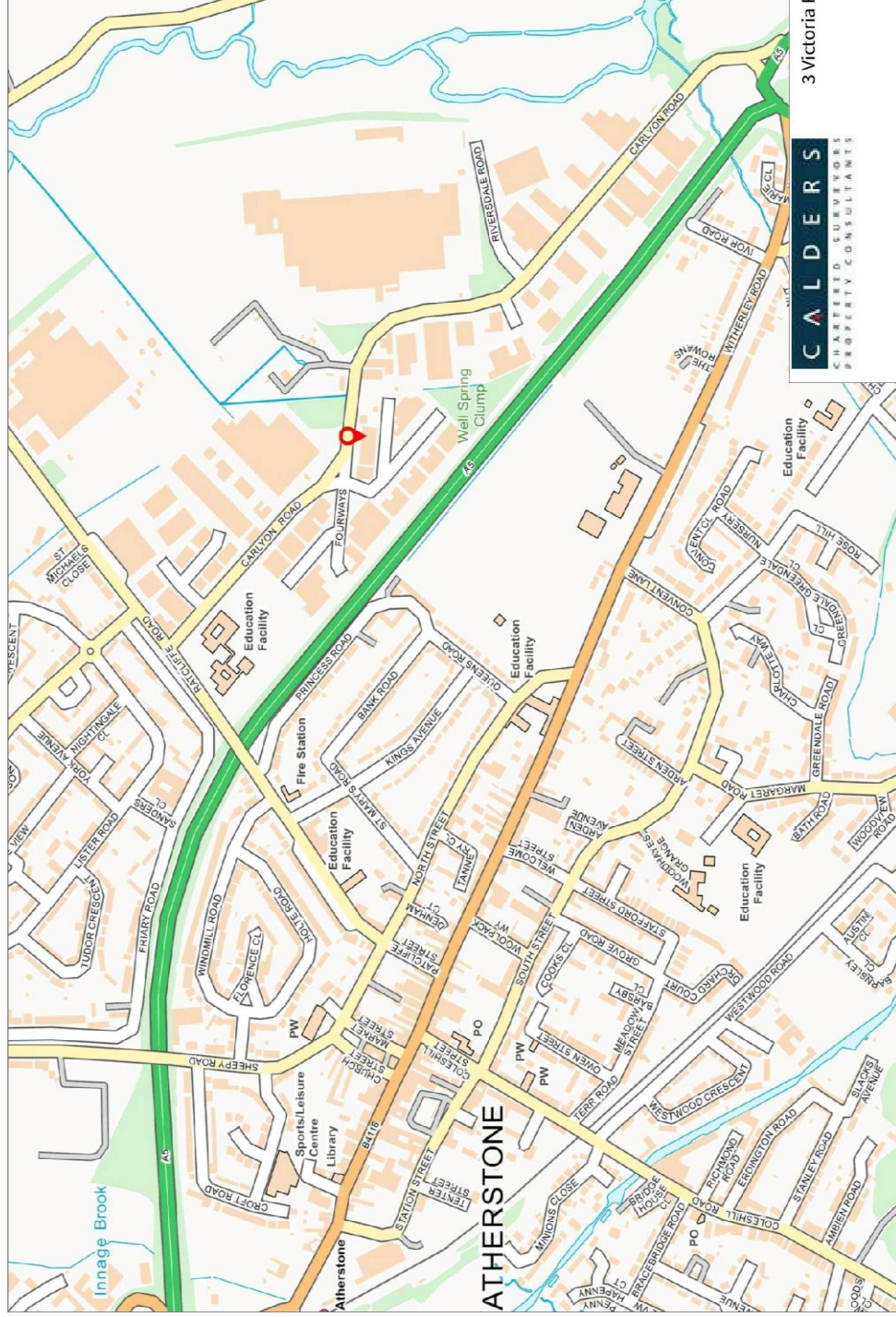
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Scale: 1:1250 @A4

Drawn By: rdc

Date: 28 Oct 2020

Drawing No:



3 Victoria Road, Tamworth, Staffs, B79 7HL

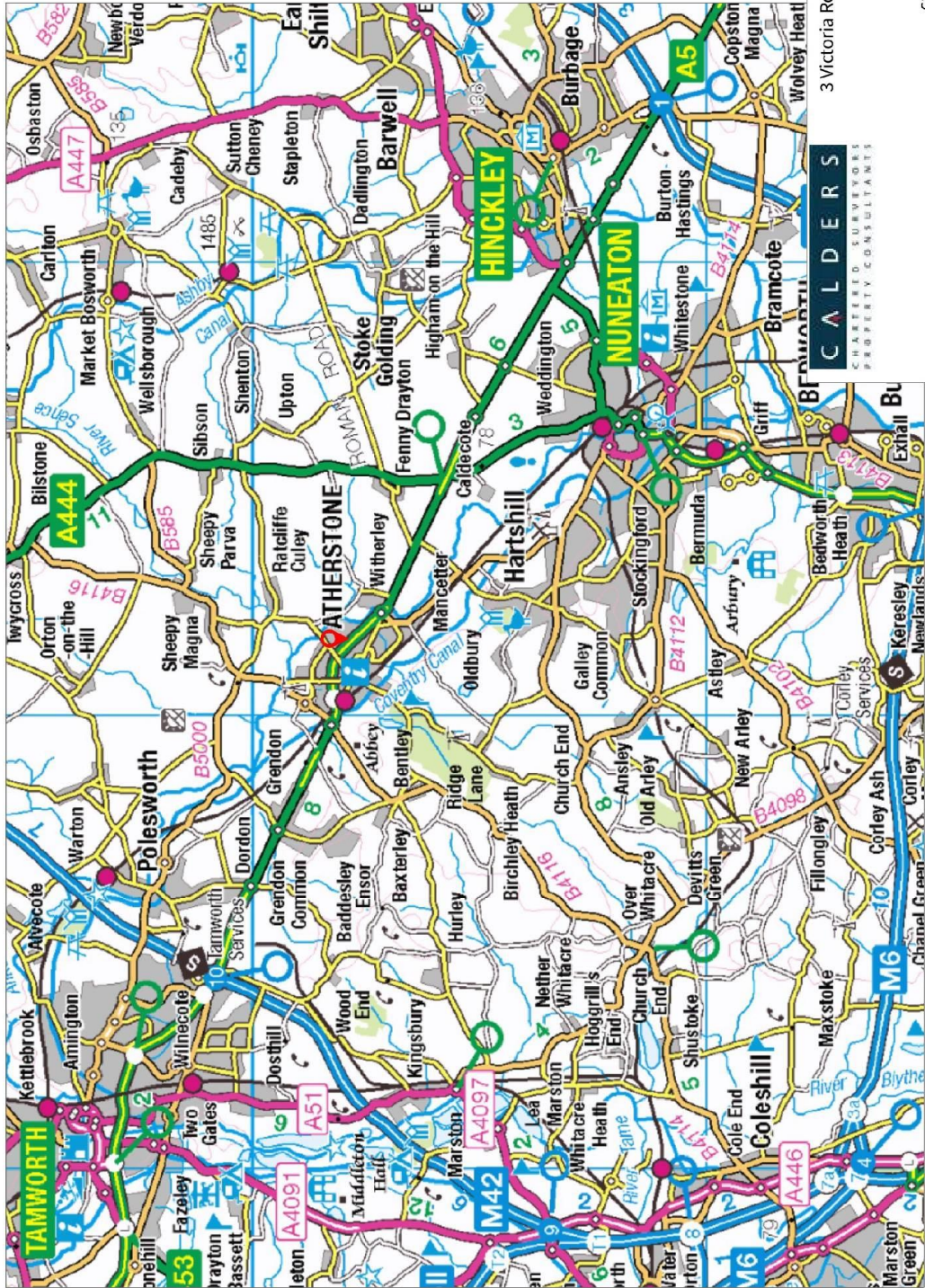
01827 61144

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Client: **Arch Holdings Ltd**
Project: **28 Carlyon Road**

Title: **location**
Scale: 1:10000 @A4
Drawn By: rdc

Date: 28 Oct 2020
Drawing No:



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PROPERTY CONSULTANTS

3 Victoria Road, Tamworth, Staffs, B79 7HL

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Client: **Arch Holdings Ltd**

Project: **28 Carlyon Road**

Title: **Regional location**

Scale: 1:150000 @A4

Drawn By: rdc

Date: 28 Oct 2020

Drawing No: