

BY DIRECTION OF THE FREEHOLDER
FOR SALE

R/27773

**A SUPERBLY PRESENTED CHARACTER OFFICE BUILDING
STANDING WITHIN A FULLY ENCLOSED & LANDSCAPED SITE
WITH EXTENSIVE PARKING & HAVING READY ACCESS TO THE
TOWN CENTRE LOOP ROAD SYSTEM**



**40 UPPER GUNGATE
TAMWORTH
B79 8AA**

**HIGH QUALITY INTERNAL APPOINTMENT
FULLY HEATED & APPROPRIATELY LIT
SITE AREA 0.415 ACRES (0.17 HECTARES)**

**NET INTERNAL AREA 4,044 SQ.FT. (375.7 SQ.M.) OR THEREABOUTS
PLUS IN CHARACTER TWO EXTERNAL STORAGE BUILDINGS
558 SQ.FT. (51.84 SQ.M.)**

**LANDSCAPED GROUNDS
WITHIN WALKING DISTANCE OF THE TOWN CENTRE
& MAIN LINE RAILWAY STATION**

**A SELF CONTAINED FULLY ENCLOSED & AUTOMATIC GATED SITE
ADDED DEVELOPMENT POTENTIAL**

**FREEHOLD WITH VACANT POSSESSION £1,200,000
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:-
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**3 VICTORIA ROAD TAMWORTH
STAFFORDSHIRE B79 7HL**

**E-mail: enquiries@calderssurveyors.com
www.calderssurveyors.com**

A substantial and prominently positioned office building appointed and presented to a high standard and superbly maintained both internally and externally. 40 Upper Gungate is accessed via electronic automatic gates leading from Croft Street, a pleasant and predominantly residential cul-de-sac on the northern edge of Tamworth town centre within ready walking distance of all the Tamworth town centre amenities and facilities and also the nearby twin mainline railway station.

This property has for many years been in use as professional offices but offers potential for many alternative uses and potentially has scope for alternative uses including added development within the grounds.

The building is very well served with 7 w.c./wash facilities and good kitchen amenities . All rooms are accessed via an impressive corridor and hallway system.

Throughout the property has the benefit of concealed cat 5 cabling together with security and fire alarm systems.

Internally the accommodation is on two floors plus a cellar and spacious attic storage facility and is currently partitioned into 24 individual rooms of various sizes. A list of these rooms with their areas is available upon request. Layout plans of the current configuration are attached hereto.

The cellar storage is accessed from a staircase leading from the ground floor hallway. It is dry and has electrical lighting.

The attic storage is reached via a retractable ladder system accessed from a first floor landing. This space has full electrical lighting and is boarded providing very useful additional storage of 454 sq.ft. (42.18 sq.m.) or thereabouts .

To the exterior the access driveway leading from Croft Street and the extensive parking area are tarmacadam surfaced and fully kerbed and surrounded by well planted and well maintained soft landscaping. The site is fully enclosed. The exterior areas are comprehensively flood lit.

Within the site are two file storage buildings each of modern brickwork construction with tiled pitched roofs.

They provide 452 sq.ft. (42.0 sq.m.) and 107 sq.ft. (9.94 sq.m.) or thereabouts and both are currently racked out for file storage and complete with electrical lighting.

The site currently adjoins Tamworth College but that institution will be relocating in the near future and a planning application for residential redevelopment of that site is currently lodged with the Borough of Tamworth.

The site offers easy access to the Tamworth town centre loop road with links to the nearby A5 trunk road at Ventura Retail Park, linking to the M6T and A38 approximately fifteen minutes drive to the west and the M42 at Junction 10 approximately ten minutes drive to the east.

PHOTOS – EXTERIOR





PHOTOS – INTERIOR



GENERAL INFORMATION

- | | |
|-----------------------------------|--|
| 1. VENDOR | Mr. Patrick Moran. |
| 2. VIEWING | Please contact the agents. |
| 3. PRICE | £1,200,000.00 (One Million Two Hundred Thousand Pounds) for the freehold with vacant possession upon completion. |
| 4. VALUE ADDED TAX | The building is not registered for Value Added Tax. |
| 5. RATING ASSESSMENT | The property has a rateable value on the 2023 rating list of £31,750 (Thirty One Thousand Seven Hundred and Fifty Pounds). In the current financial year rates payable are approximately 50% of the rateable value figure. |
| 6. ENERGY PERFORMANCE CERTIFICATE | The EPC rating for this property is C. |
| 7. SERVICES | All mains services are currently connected to the premises. |
| 8. LOCAL AUTHORITY | Tamworth Borough Council,
Marmion House,
Lichfield Street,
Tamworth, B79 7BZ.
Tel.: (01827) 709709 - www.tamworth.gov.uk |

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.

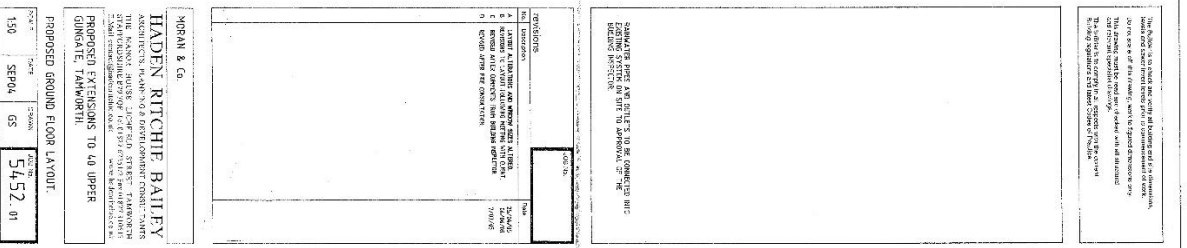
Environmental / Asbestos

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

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Client: **Mr Patrick Moran**
Project: **40 Upper Gungate, Tamworth**

Title: **site plan**
Scale: 1:1250 @A4
Drawn By: rdc
Date: 01 Oct 2024
Drawing No:



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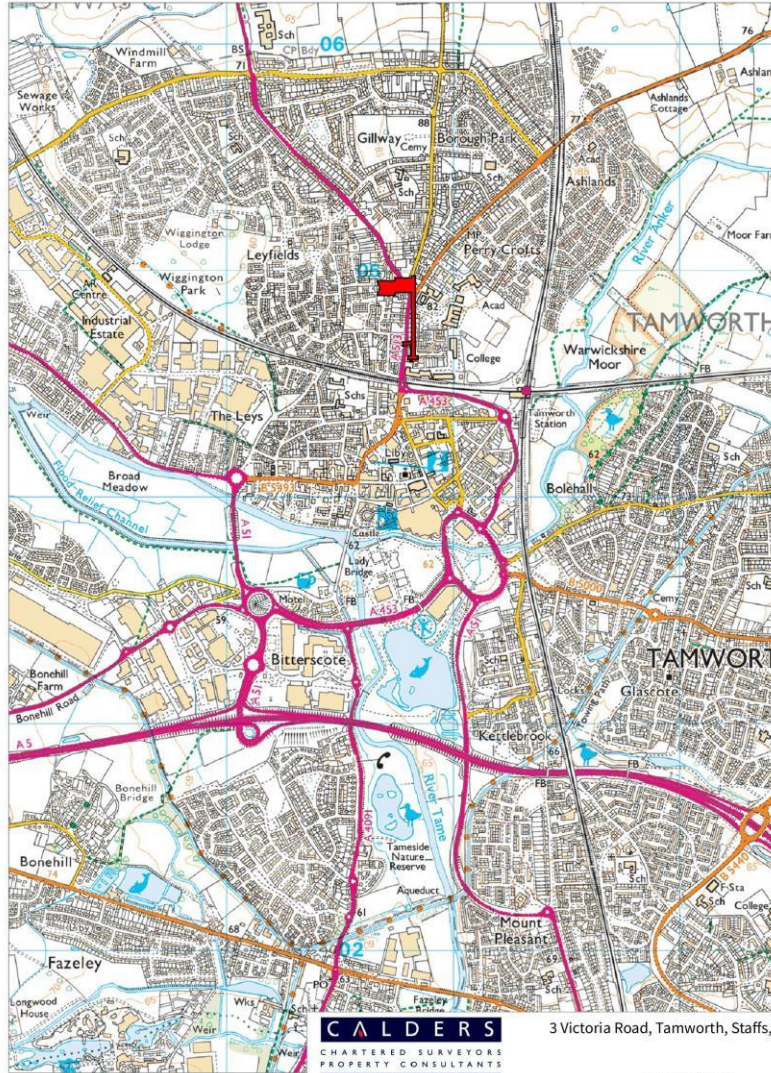
Title: **location**

Scale: 1:5000 @A4

Drawn By: rdc

Date: 01 Oct 2024

Drawing No:



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Project: **40 Upper Gungate Tamworth**

Title: **town location**

Scale: 1:25000 @A4

Drawn By: rdc

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