

BY DIRECTION OF THE FREEHOLDERS
FOR SALE BY PRIVATE TREATY

R27596

AN INTERESTING AND WELL SECURED FREEHOLD
INVESTMENT PROSPECT BEING THE PREMISES
OF RIVERSMEET VETS 27 LICHFIELD STREET
TAMWORTH B79 7QE



LET TO LINNAEUS VETERINARY LIMITED
(ULTIMATELY WHOLLY OWNED BY MARS CORPORATION)

CURRENTLY PRODUCING £23750 PER ANNUM RENTAL
20 year lease with approximately 13 year unexpired

NET INTERNAL AREA 2,824 SQ.FT. (262.59 SQ.M.)

TOWN CENTRE LOCATION FRONTING TO THE TOWN LOOP ROAD

APPROPRIATELY FITTED THROUGHOUT

CUSTOMER PARKING

OFFERS £365,000 (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:-
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 and desirable freehold investment opportunity contained within appropriately restored and converted period buildings on the edge of Tamworth town centre with frontage to Lichfield Street (the town loop road) and being within two minutes drive of the nearby intersection of the A5 trunk road/A51/A453 itself being within minutes drive of M42 Junction 10 to the east and M6T Junction T4 to the west.

The building is currently fitted to provide a series of consulting rooms, operating theatres, animal storage, general storage and administration on three floors producing a total of net internal area 2,824 sq.ft. (262.59 sq.m.).

To the exterior there is a cobbled and gated driveway leading from the Lichfield Street frontage to the parking area with space for nine private vehicles. There is an additional gated vehicular access to the roadway at the rear of the site known as Balfour.

The lease was originally granted to Pacific Shelf 1838 Limited but is now held by Linnaeus Veterinary Limited (Company No: UK15912188). A report dated the 10th October 2025 provided by Creditsafe Limited gives this company a risk score of 86 out of a maximum of 100 and an international score of A and a credit limit of £4,150,000. Linnaeus Veterinary Limited is stated to be ultimately held by the Mars Corporation of the USA understood to be one of the largest operators of Veterinary Surgeries globally. Linnaeus Veterinary Limited are stated to have in their last reported figures at the 31 December 2023 a turnover of £398,000,000 approximately and the balance sheet shows net assets in excess of £398,000,000.

The lease is for a term of twenty years from the 13th June 2018 and the tenant has the opportunity to determine the lease at the 13th June 2028. The passing rent is £23750 per annum. There is a 5 year review pattern.

The tenant is fully responsible for the repair and maintenance of the premises subject to reference to a Schedule of Commencing Condition and is fully responsible for the internal and external decoration of the premises. They are also responsible for refunding to the landlord the premium costs of insuring the premises



GENERAL INFORMATION

- | | |
|-----------------------|--|
| 1. VIEWING | Please contact the agents. |
| 2. SERVICES | All mains services are either connected or available to the premises. |
| 3. RATING ASSESSMENT | The premises have a rateable value of £18,250 effective from the 1 April 2023. |
| 4. ENERGY PERFORMANCE | The premises were previously rated D. A new certificate has been applied for following the expiration of the previous. |
| 5. PRICE | Offers are invited in the region of £365,000. (VAT understood not to be applicable.) |
| 6. LOCAL AUTHORITY | Tamworth Borough Council
Marmion House
Lichfield Street
Tamworth B79 7BZ
Telephone No: 01827 709709 |

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.

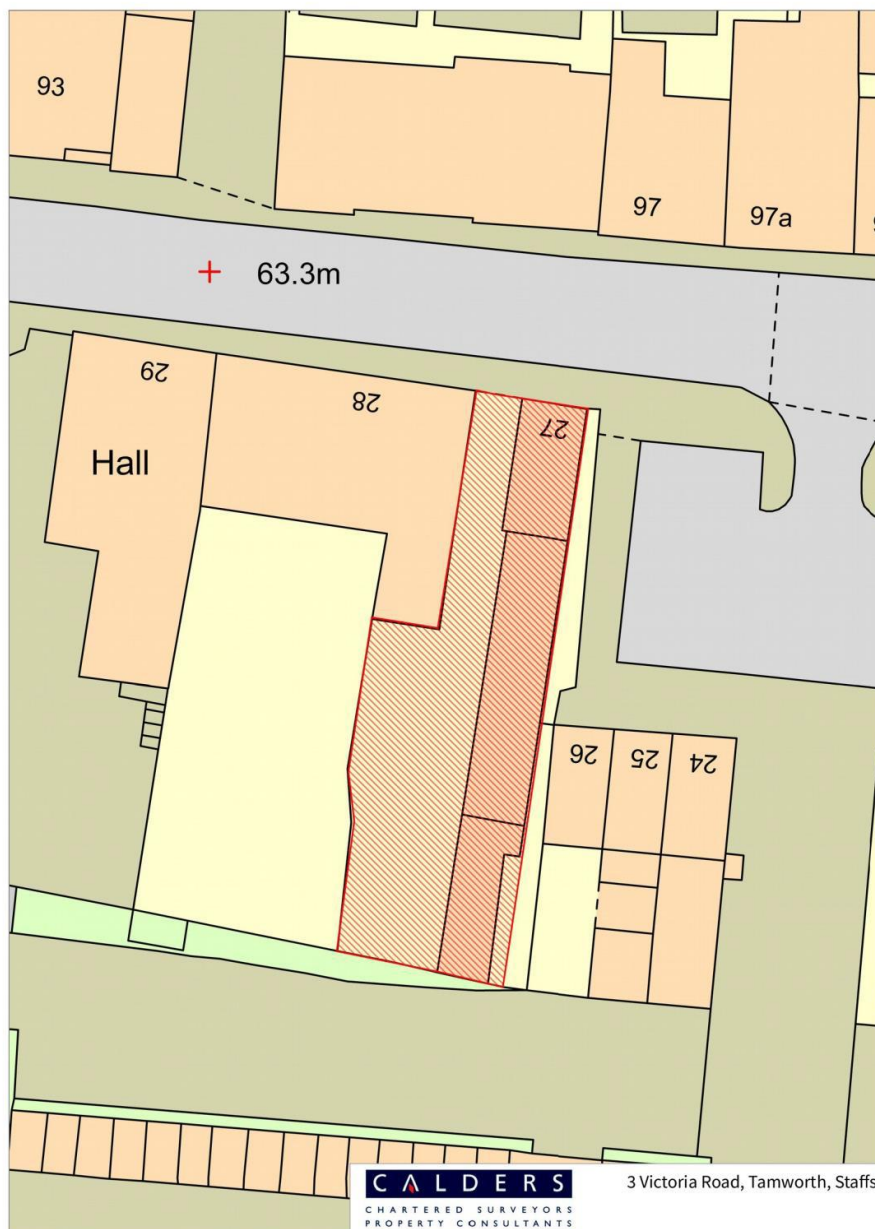
Environmental / Asbestos

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 S
CHARTERED SURVEYORS
PROPERTY CONSULTANTS
01827 61144
3 VICTORIA ROAD TAMWORTH

3 Victoria Road, Tamworth, Staffs, B79 7HL

07860608521

calderssurveyors.com

Client: **Riversmeet Fund Trustees**

Project: **27 Lichfield St Tamworth B79 7QE**

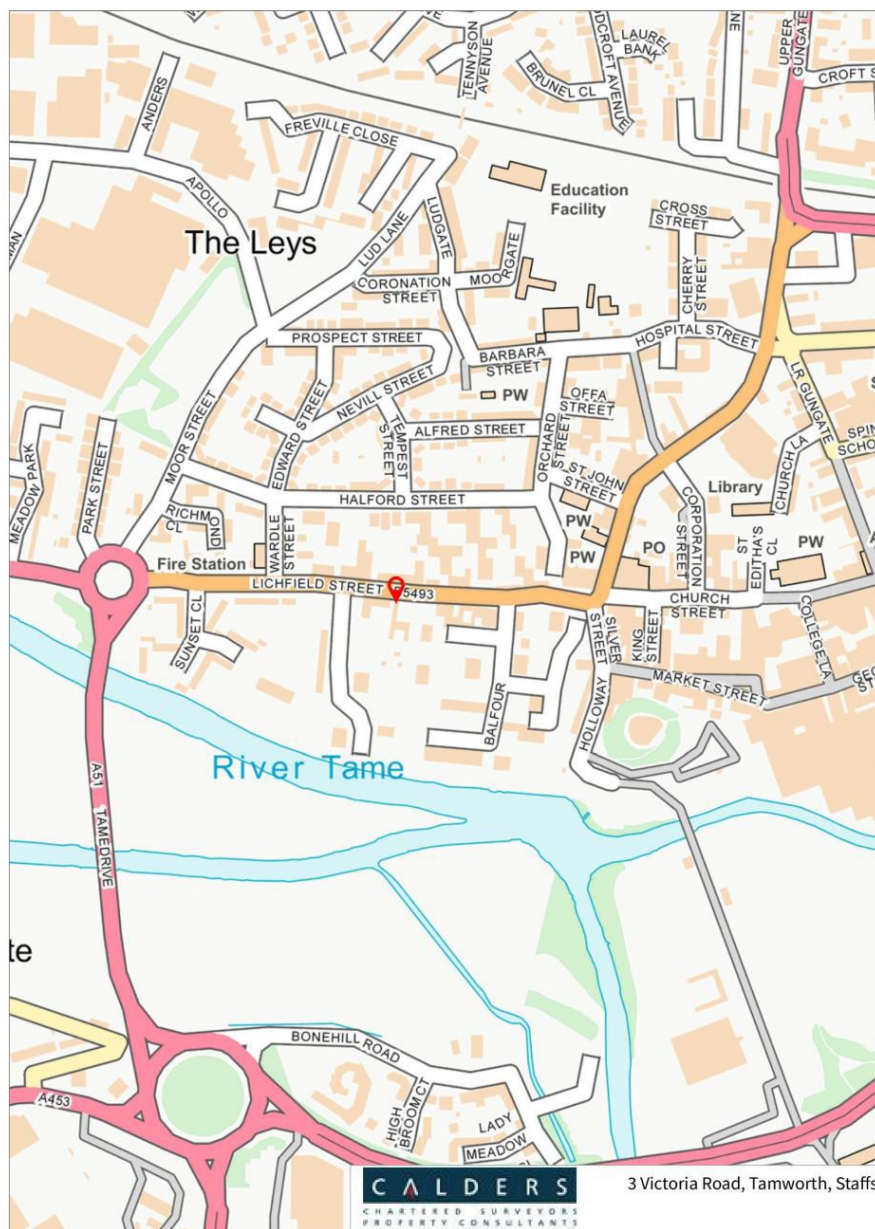
Title: **site plan**

Scale: 1:500 @A4

Drawn By: rdc

Date: 30 Oct 2025

Drawing No:



CALDER
CHARTERED SURVEYORS
PROPERTY CONSULTANTS

3 Victoria Road, Tamworth, Staffs, B79 7HL

0182761144

calderssurveyors.com

Client: **Trustees 2014 Riversmeet PS**
Project: **27 Lichfield St Tamworth B79 7QE**

Title: **location**

Scale: 1:7000 @A4
Drawn By: rdc

Date: 06 Mar 2023
Drawing No: