

**FOR SALE BY PRIVATE TREATY**

**R/27783**

**A DESIRABLE, OCCUPATIONAL OR INVESTMENT OPPORTUNITY  
COMPRISING A NEW BUILDING, ASSOCIATED YARD/CAR  
PARKING  
AND WORKSHOPS**

**KNOWN AS**

**36,36A & 36B WATLING STREET TAMWORTH B77 5BP**



**A MODERN BUILDING CURRENTLY COMPRISING  
CONSULTING ROOMS 2 FIRST FLOOR APARTMENTS  
plus  
TRADITIONAL WORKSHOPS AND SUBSTANTIAL  
CAR PARKING/YARD  
FURTHER DEVELOPMENT POTENTIAL**

**OFFERED FREEHOLD WITH VACANT POSSESSION**

**£635,000  
(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](mailto:enquiries@calderssurveyors.com)  
[www.calderssurveyors.com](http://www.calderssurveyors.com)

An unusual and prominently positioned property presenting an opportunity for owner occupiers or investors and having frontage to the busy Watling Street (B5404) a very busy thoroughfare on the eastern outskirts of Tamworth providing a commuting link between Tamworth and the intersection of the A5 and M42 at Junction 10. Also convenient for Wilnecote Train Station going to Birmingham New Street, Tamworth, Cardiff Central and Nottingham.

The frontage to Watling Street is a modern two storey building constructed in 2018, currently partitioned on the ground floor to provide consulting rooms, producing a net internal area of 1,330 sq.ft (123.56 sq.m.)

This space is appointed and fitted to a good standard including gas fired wet radiator central heating, and full double glazing plus trunking.

It would make ideal administrative office accommodation or even convert to two additional apartments, subject to appropriate planning consent. The layout plan follows hereto.

On the first floor there are two apartments accessed from a communal entrance hall at ground floor level.

Each apartment provides two bedrooms, a living room, a fitted kitchen and a fitted shower room. Again, these properties are fully double glazed and complete with gas fired wet radiator central heating and are fitted and appointed to an appropriate standard. A layout plan again follows hereto.

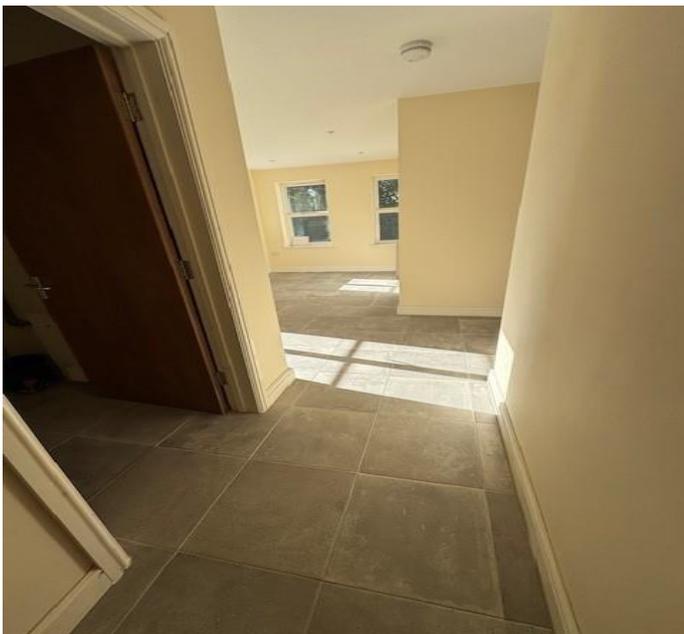
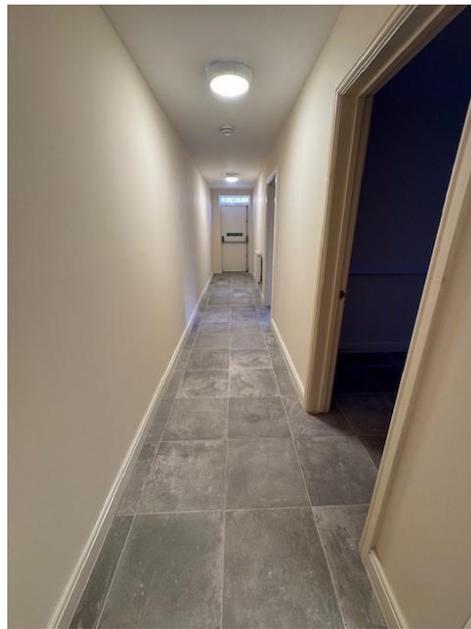
There is a single gated vehicle access driveway leading from the Watling Street frontage and providing access to car parking for the above accommodation and a substantial and fully enclosed aggregate surfaced yard area being 7,600 sq.ft (844.4 sq.m.) or thereabouts.

Accessed from the car parking area is a traditional workshop or storage facility being of solid brickwork construction surmounted by a tin sheeted roof with polycarbonate roofing windows and enclosing a gross internal area of 1,101 sq.ft. (102.37 sq.m.) or thereabouts. Additionally there is a mezzanine storage area producing an additional 410 sq.ft (38.16 sq.m.). some refurbishment work is ideally required to this building. With appropriate planning permission it could be converted and redeveloped to a single or two dwellings.

Previously in 2013 planning permission for two three-bedroom dwellings was granted but the application has now lapsed 0352/2013 Tamworth Borough Council Planning Portal.

The total site area is 0.327 acres (0.132 hectares)

# INTERIOR







## EXTERIOR



## **APPROXIMATE ROOM DIMENSIONS**

### **ALL DIMENSIONS GIVEN IN METRES**

#### **GROUND FLOOR**

Rooms to left as entered –

Room 1 = 4.45 x 2.56

Room 2 = 3.36 x 2.70

Room 3 = 2.7 x 2.68

Rooms to the right as entered –

Room 4 = 4.57 x 3.24

Room 5 = 5.08 x 4.34

#### **FIRST FLOOR Residential apartment (front)**

Fitted Kitchen = 2.21 x 1.76

Fitted Shower Room = 1.79 x 1.76

Bedroom 1 = 2.86 x 4.51

Bedroom 2 = 3.19 x 2.53

Living Room = 3.14 x 4.5

#### **RESIDENTIAL APARTMENT Facing over Rear Courtyard**

Fitted Shower Room = 1.19 x 1.7

Living Room with fitted Kitchen off = 5.25 x 5.67

Bedroom1 = 2.59 x 4.98

Bedroom 2 = 1.95 x 3.13

## GENERAL INFORMATION

1. VENDORS  
Mr Robert Daniels and Ms Helen Daniels
2. TENURE  
Freehold with vacant possession upon completion of the transaction.
3. ENERGY PERFORMANCE CERTIFICATES  
Please be advised that the Energy Performance Certificates are registered on the H.M. Government National Register [www.ndepcregister.com](http://www.ndepcregister.com), these have been registered as:-  
  
36 Watling Street, Wilnecote, Tamworth, B77 5BP,  
Energy Rating B, Certificate Numbers 3253-2142-4200-0215-2728 (epc) and 3547-6839-1655-5664-5318 (epc recommendation report).  
  
36A Watling Street, Wilnecote, Tamworth, B77 5BP,  
Energy Rating C, Certificate Number 9380-2239-1490-2204-0465.  
  
36B Watling Street, Wilnecote, Tamworth, B77 5BP,  
Energy Rating C, Certificate Number 2134-7229-6409-0329-4206.
4. SERVICES  
All mains services are either connected or available to the property from the road frontage.
5. VIEWING  
Please contact the agents.
6. RATING ASSESSMENT  
The property has a single entry on the 2023 Rating List and is described as a dental surgery and has a rateable value of £7,700. The rates currently payable on commercial premises are approximately 50% of the rateable value. Qualifying businesses hence under current provisions may gain 100% relief from rates payable.
7. LOCAL AUTHORITY  
Tamworth Borough Council  
Marmion House  
Lichfield Street  
Tamworth B79 7BZ  
Telephone No: 01827 709709  
[www.tamworth.gov.uk](http://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**

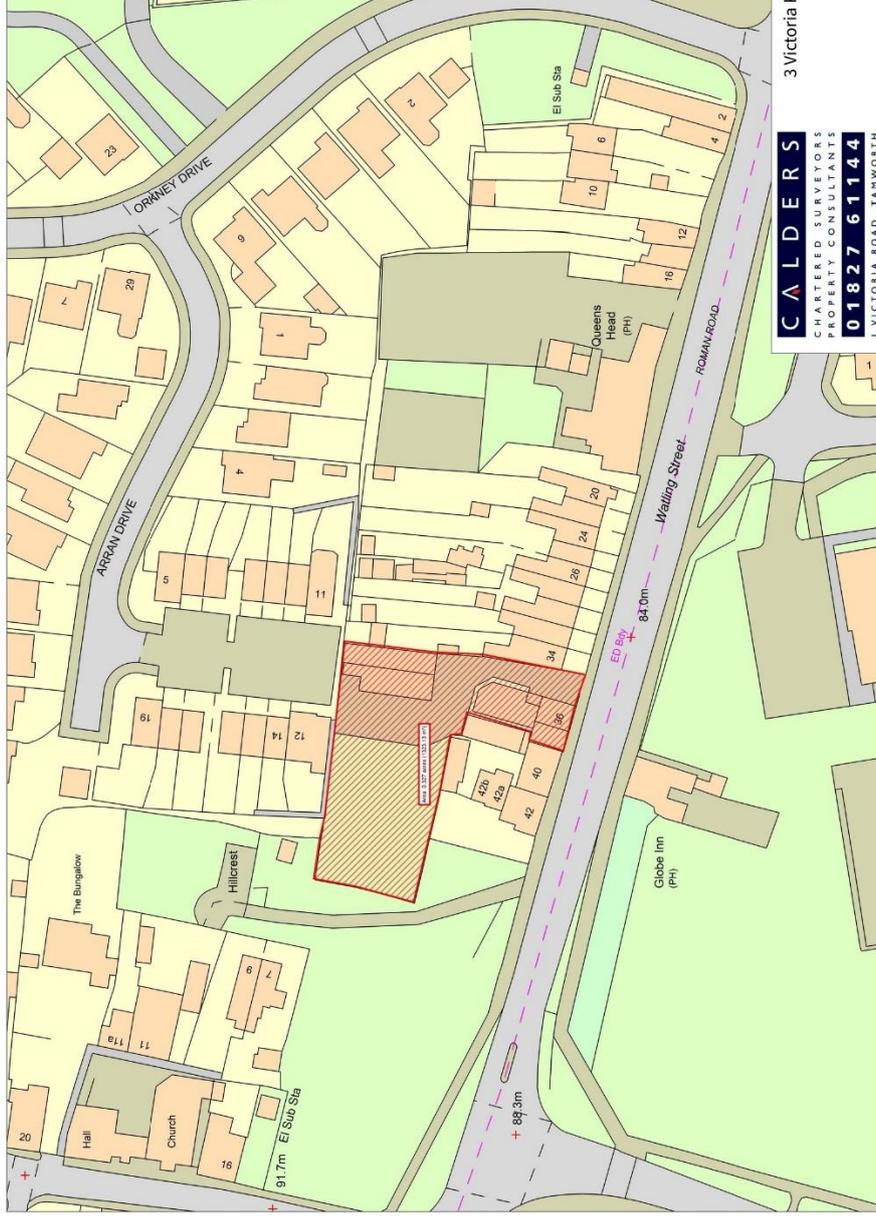
No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through 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](http://www.commercialleasecodeew.co.uk)



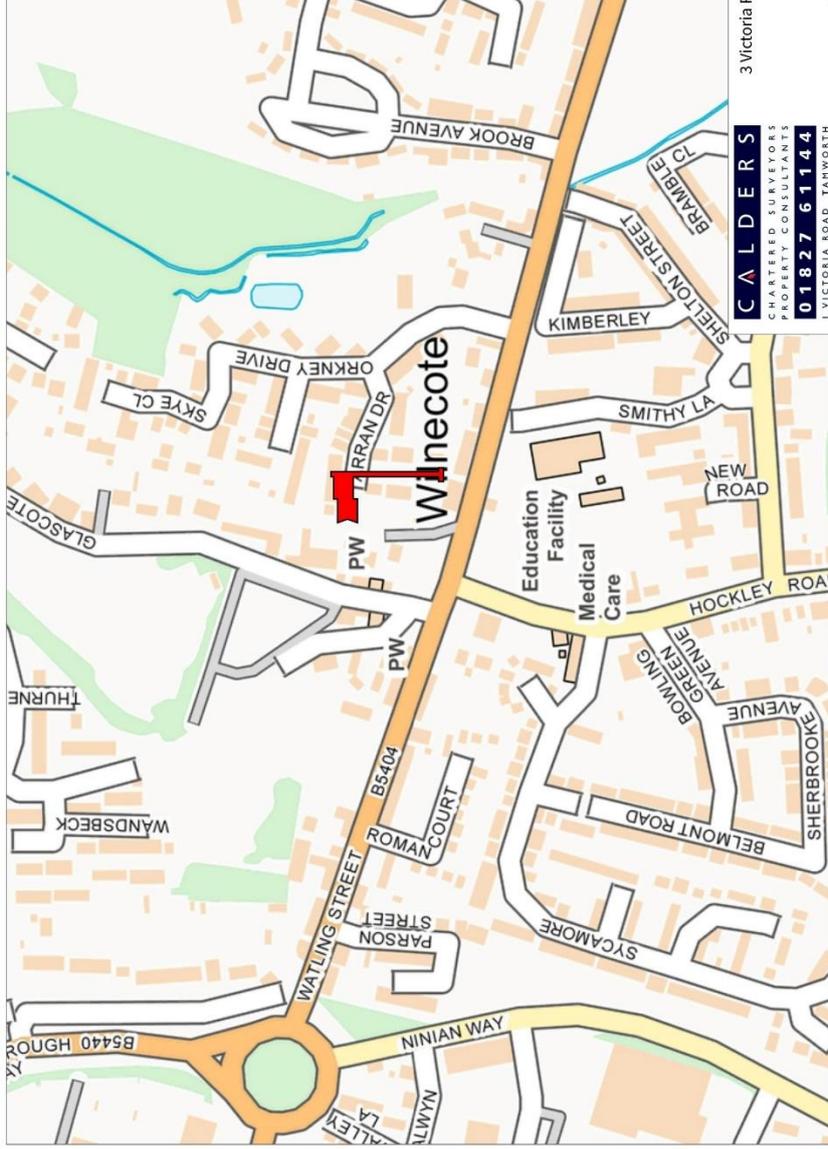
**CALDER S**  
CHARTERED SURVEYORS  
PROPERTY CONSULTANTS  
**01827 61144**  
1 VICTORIA ROAD, TANWORTH

3 Victoria Road, Tanworth, Staffs, B79 7HL

01827 61144  
caldersurveyors.com

Client: **Mr Robert Daniels**  
Project: **36 Watling St, Wilnecote**

Title: **Site plan**  
Scale: 1:1250 @A4  
Drawn By: rdc  
Date: 09 Jul 2024  
Drawing No:



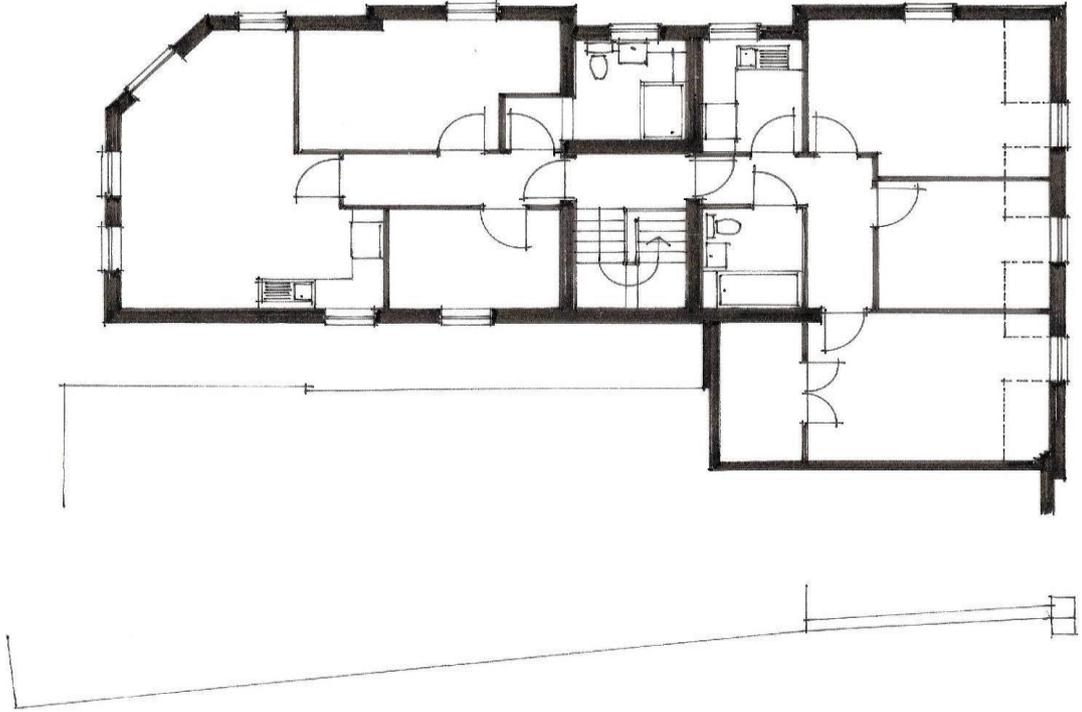
**CALDER**  
CHARTERED SURVEYORS  
PROPERTY CONSULTANTS  
**01827 61144**  
1 VICTORIA ROAD TAMWORTH

3 Victoria Road, Tamworth, Staffs, B79 7HL  
01827 61144  
caldersurveyors.com

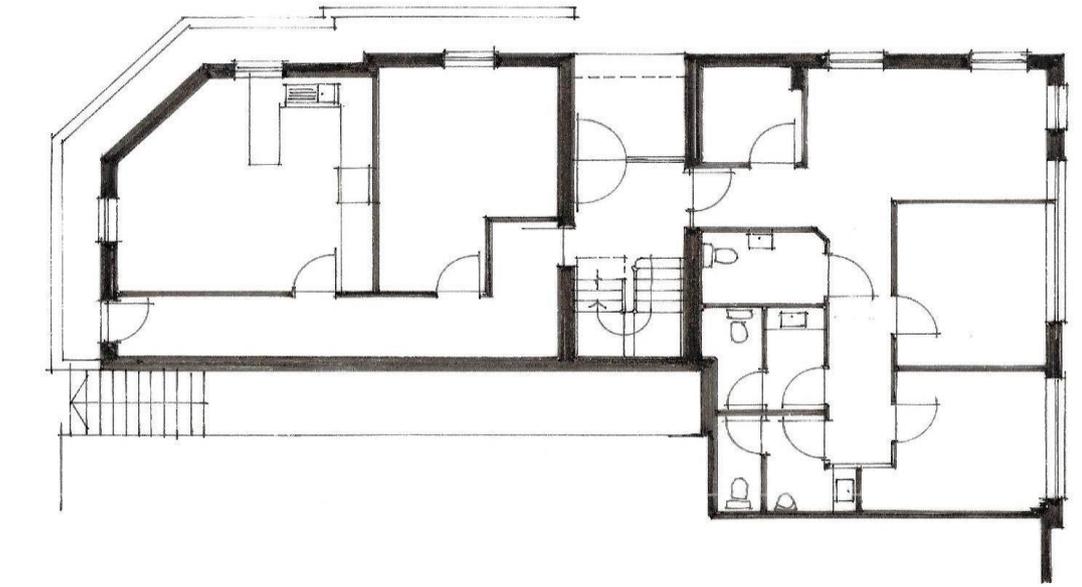
Client: **Mr Robert Daniels**  
Project: **36- Watling St, Wilnecote**

Title: **location plan**  
Scale: 1:5000 @A4  
Drawn By: rdc

Date: 09 Jul 2024  
Drawing No:



FIRST FLOOR PLAN.



GROUND FLOOR PLAN