

BY DIRECTION OF THE FREEHOLDERS
AND TO LET UPON A NEW LEASE (or may SELL)

R/27899

WORKSHOP PREMISES PREVIOUSLY IN MOTOR TRADE USE
SET WITHIN A GATED AND FULLY ENCLOSED SECURE YARD IN AN
ACCESSIBLE AND PROMINENT LOCATION



MILLFIELDS WORKSHOP, LICHFIELD ROAD,
TAMWORTH B79 7SP

BUILDING: GIA 1,439 SQ.FT (133.68 SQM.)
OFFICES: 508 SQ.FT (47.19 SQ.M.)
TOTAL SITE AREA: 0.35 ACRES (0.14 Ha) or thereabouts
WORKSHOP FULLY FITTED AND COMPLETE
WITH RAMPS AND ROLLING ROAD
PROMINENT FRONTAGE TO LICHFIELD ROAD (A51)
EASY ACCESS TO A5/M42/M6T
APPROXIMATELY 6M TO UNDERSIDE OF STEELWORK
CONCRETE FLOOR
TWO ROLLER SHUTTER VEHICLE ACCESS DOORS
OVERHEAD LIGHTING
3-PHASE ELECTRICITY

EXCELLENT VALUE AT £31,000 PER ANNUM OR £610,000
(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
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Millfields Workshop, Lichfield Road Tamworth

A detached, modern style workshop building of, in principle steel frame construction And contemporary specification, occupying a very prominent position with a long frontage to Lichfield Road (A51) on the western outskirts of Tamworth Town centre and near to the established business and commercial area known as Lichfield Road Industrial Estate.

The property is within two minutes drive of access to the A5 trunk road, offering easy access to the M42 in the east, and the M6T/A38 to the west.

Internally the workshop which is accessed via twin, full height vehicle access doorways each fitted with steel roller shutter door, offering a clear working area over a concrete floor throughout and the minimum working height of approximately 6m.

The building is complete with overhead lighting and 3-phase electricity connection.

Attached to the building is a single storey office facility currently fitted to provide a reception office, private office, kitchen and 2 WC/wash facilities.

The buildings have a fully fenced and gated secure yard to the side and rear of the building with the River Tame beyond and also have additional parking to the fore of the premises, ideal for customers.

Tamworth town centre is within walking distance.

The workshop is currently fitted with hydraulic ramps and a rolling road and these can be included if so wished, by a new tenant. The area shown brown on the following site plan adjacent to the entrance from Lichfield Road is shared with the adjoining commercial property.







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CHARTERED SURVEYORS
PROPERTY CONSULTANTS
01827 61144
1 VICTORIA ROAD TAMWORTH

3 Victoria Road, Tamworth, Staffs, B79 7HL

07860 608521

calderssurveyors.com

Client: **Haulmasters Ltd**

Project: **Millfields yard and workshop B79 7SP**

Title: **Site plan**

Scale: 1:1250 @A4

Drawn By: rdc

Date: 17 May 2026

Drawing No:



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Project: **Millfields**

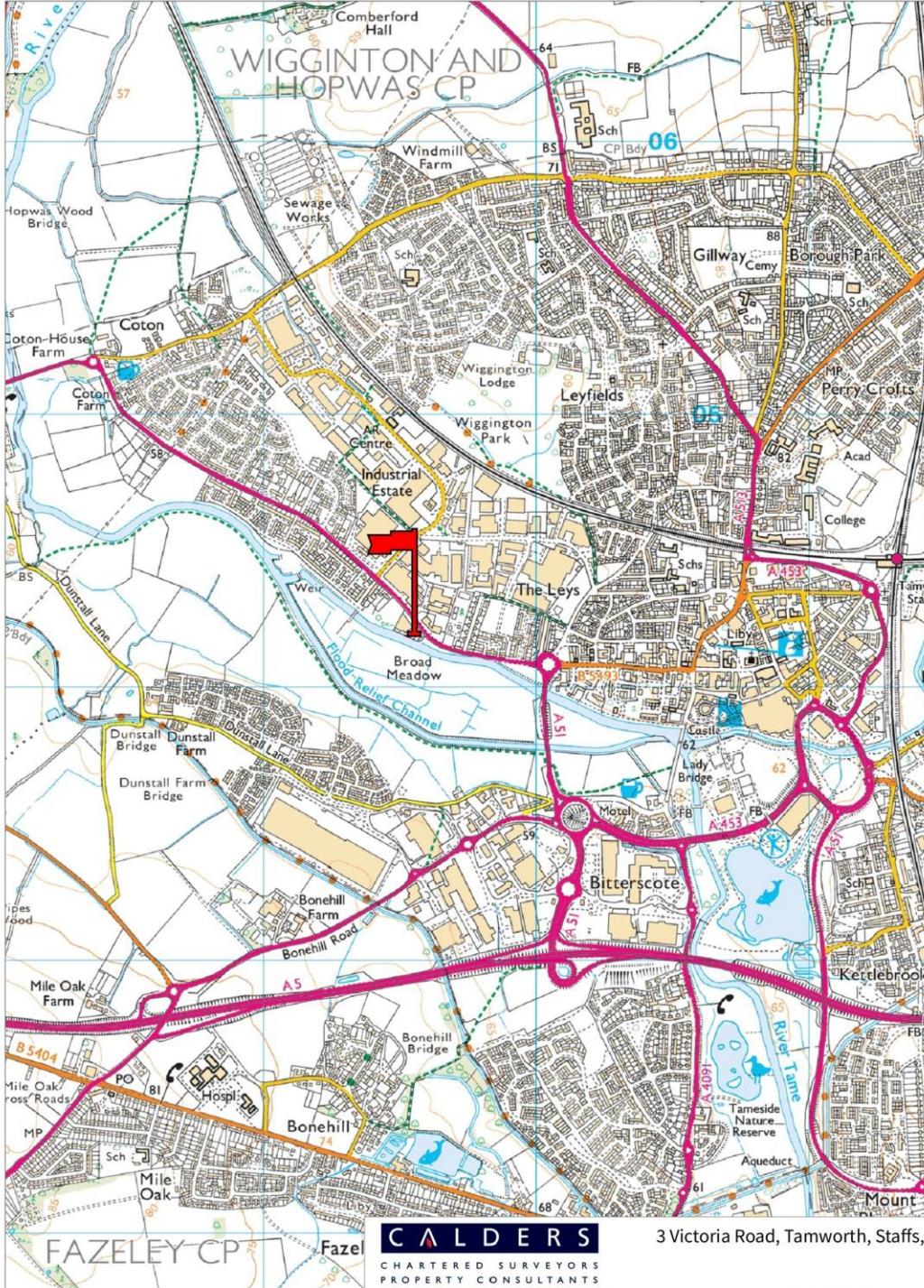
Title: **Location plan**

Scale: 1:6000 @A4

Drawn By: rdc

Date: 12 Aug 2025

Drawing No:



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CHARTERED SURVEYORS
PROPERTY CONSULTANTS
01827 61144
1 VICTORIA ROAD TAMWORTH

3 Victoria Road, Tamworth, Staffs, B79 7HL

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calderssurveyors.com

Project: **Millfields**

Title: **Area plan**

Scale: 1:25000 @A4

Drawn By: rdc

Date: 12 Aug 2025

Drawing No:

GENERAL INFORMATION

1. LANDLORDS HAULMASTERS LTD
2. TENURE
THE PROPERTY IS UPON THE BASIS OF A NEW COMMERCIAL LEASE FOR A TERM TO BE AGREED AT A RENTAL OF £31,000 PER ANNUM (VAT NOT APPLICABLE) PAYABLE QUARTERLY IN ADVANCE.
THE TENANT WILL BE RESPONSIBLE FOR THE MAINTENANCE REPAIR AND DECORATION OF THE PREMISES AND FOR REFUNDING TO THE LANDLORDS THE PREMIUM COSTS OF INSURING SAME. THE OWNERS WILL CONSIDER SELLING THE FREEHOLD AT A PRICE OF £610,000 (VAT NOT APPLICABLE)
3. SERVICES
MAINS WATER, ELECTRICITY AND DRAINAGE ARE CONNECTED TO THE SITE BUT PLEASE NOTE THAT THERE IS A PRIVATE PUMPING FACILITY BETWEEN THE PROPERTY AND THE MAINS DRAINAGE FACILITY IN LICHFIELD ROAD. THIS PROPERTY WILL BE RESPONSIBLE FOR 50% OF THE ANNUAL MAINTENANCE COSTS OF THIS PUMPING FACILITY, CURRENTLY AT AROUND £220 PER ANNUM IN TOTAL.
4. RATING ASSESSMENT
ON 2026 LIST THE PREMISES HAVE A RATEABLE VALUE OF £19,250. THE CURRENT RATE IN THE £ PAYABLE IS APPROX 50%
5. ENERGY PERFORMANCE
THE PREMISES HAVE A CURRENT CERTIFICATE VALID UNTIL NOVEMBER 2035 AND ARE RATED GRADE C
6. VIEWING
PLEASE CONTACT THE AGENTS
RICHARD CALDER 07860 608521
7. LOCAL AUTHORITY
TAMWORTH BOROUGH COUNCIL
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