

BY DIRECTION OF THE FREEHOLDER
TO LET OR 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**

**NEW LEASE AT £60,000 PER ANNUM
OR 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:-
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 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 tarmac 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/LANDLORD 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. TERMS OF LETTING A new lease is available for a term to be negotiated at a commencing rental of £60,000 (Sixty Thousand Pounds) per annum. The tenant will be fully responsible for the repair, maintenance and decoration of the premises and for refunding to the Landlord the premium costs of insuring the building.
5. VALUE ADDED TAX The building is not registered for Value Added Tax.
6. 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.
7. ENERGY PERFORMANCE CERTIFICATE The EPC rating for this property is C.
8. SERVICES All mains services are currently connected to the premises.
9. 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

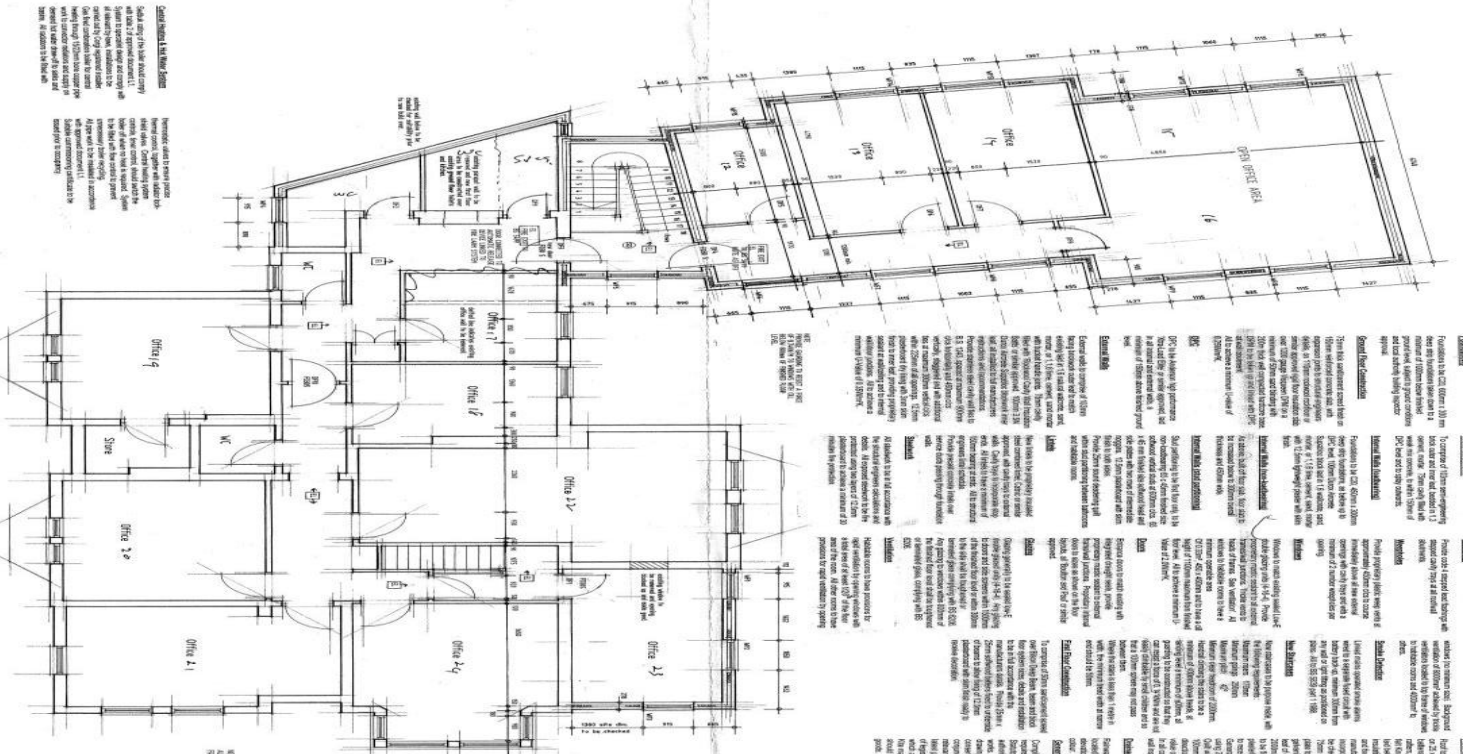
No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through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

PROPOSED FIRST FLOOR LAYOUT Scale 1/8" = 1'-0"



GENERAL NOTES:
 1. CONSULT THE ARCHITECT'S MANUAL SPECIFICATIONS FOR THE BUILDING SYSTEMS.
 2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING DEPARTMENT CODES AND REGULATIONS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING SERVICES AND STRUCTURES.
 6. ALL NEW WORK SHALL BE CONSTRUCTED TO MATCH THE EXISTING WORK WHERE APPROPRIATE.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SERVICES AND STRUCTURES.
 8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 9. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.
 10. ALL COSTS OF PROTECTION, DEMOLITION, AND RECONSTRUCTION SHALL BE INCLUDED IN THE CONTRACT PRICE.
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 19. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.
 20. ALL COSTS OF PROTECTION, DEMOLITION, AND RECONSTRUCTION SHALL BE INCLUDED IN THE CONTRACT PRICE.

- Notes:**
 - 1. The building shall be constructed in accordance with the Building Department Codes and Regulations.
 - 2. The building shall be constructed with a minimum of 4" concrete walls and 4" concrete slabs.
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NO.	DESCRIPTION	QTY.	UNIT
1	CONCRETE	1200	CU YD
2	REINFORCEMENT BARS	15000	LB
3	FORMWORK	2000	SQ YD
4	PAINT	500	GAL
5	CEILING	1000	SQ YD
6	FLOORING	1000	SQ YD
7	MECHANICAL	100	HR
8	ELECTRICAL	100	HR
9	PLUMBING	100	HR
10	GENERAL LABOR	1000	HR
11	INSULATION	1000	SQ YD
12	GLASS	1000	SQ YD
13	IRONING	1000	SQ YD
14	ROOFING	1000	SQ YD
15	CLADDING	1000	SQ YD
16	LANDSCAPING	1000	SQ YD
17	ASBESTOS	1000	SQ YD
18	POLE	1000	SQ YD
19	PLASTER	1000	SQ YD
20	BRICK	1000	SQ YD
21	PAVING	1000	SQ YD
22	CONCRETE	1000	SQ YD
23	REINFORCEMENT BARS	1000	LB
24	FORMWORK	1000	SQ YD
25	PAINT	1000	GAL
26	CEILING	1000	SQ YD
27	FLOORING	1000	SQ YD
28	MECHANICAL	1000	HR
29	ELECTRICAL	1000	HR
30	PLUMBING	1000	HR
31	GENERAL LABOR	1000	HR
32	INSULATION	1000	SQ YD
33	GLASS	1000	SQ YD
34	IRONING	1000	SQ YD
35	ROOFING	1000	SQ YD
36	CLADDING	1000	SQ YD
37	LANDSCAPING	1000	SQ YD
38	ASBESTOS	1000	SQ YD
39	POLE	1000	SQ YD
40	PLASTER	1000	SQ YD
41	BRICK	1000	SQ YD
42	PAVING	1000	SQ YD
43	CONCRETE	1000	SQ YD
44	REINFORCEMENT BARS	1000	LB
45	FORMWORK	1000	SQ YD
46	PAINT	1000	GAL
47	CEILING	1000	SQ YD
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78	CLADDING	1000	SQ YD
79	LANDSCAPING	1000	SQ YD
80	ASBESTOS	1000	SQ YD
81	POLE	1000	SQ YD
82	PLASTER	1000	SQ YD
83	BRICK	1000	SQ YD
84	PAVING	1000	SQ YD
85	CONCRETE	1000	SQ YD
86	REINFORCEMENT BARS	1000	LB
87	FORMWORK	1000	SQ YD
88	PAINT	1000	GAL
89	CEILING	1000	SQ YD
90	FLOORING	1000	SQ YD
91	MECHANICAL	1000	HR
92	ELECTRICAL	1000	HR
93	PLUMBING	1000	HR
94	GENERAL LABOR	1000	HR
95	INSULATION	1000	SQ YD
96	GLASS	1000	SQ YD
97	IRONING	1000	SQ YD
98	ROOFING	1000	SQ YD
99	CLADDING	1000	SQ YD
100	LANDSCAPING	1000	SQ YD

HADEN RITCHIE BAILEY
 ARCHITECTS
 1234 MAIN STREET
 SUITE 500
 DENVER, CO 80202
 PHONE: (303) 555-1234
 FAX: (303) 555-5678
 WWW.HADENRITCHIEBAILEY.COM

PROPOSED EXTENSION TO 4/1/98
 DENVER, COLORADO

SCALE: 1/8" = 1'-0"
 DATE: 5/4/97



CALDEERS
CHARTERED SURVEYORS
PROPERTY CONSULTANTS
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1 VICTORIA ROAD TAMWORTH

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01827 61144
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Client: Mr Patrick Moran

Project: 40 Upper Svingate, Tamworth

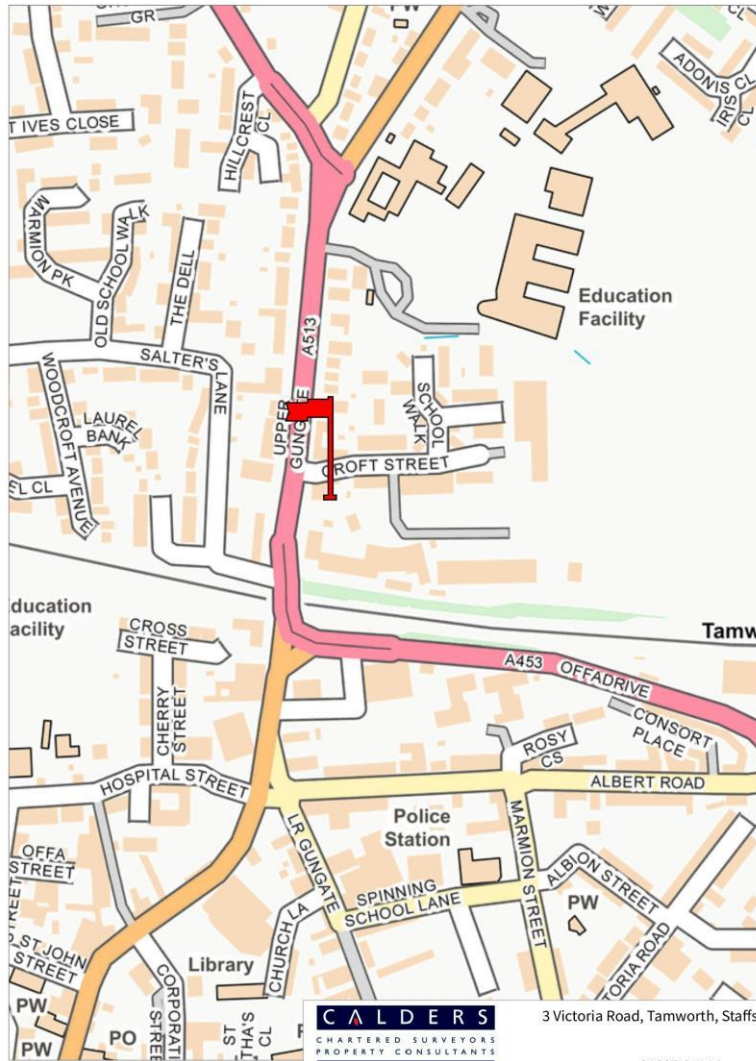
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Scale: 1:1250 @A4

Drawn By: rdc

Date: 01 Oct 2024

Drawing No:



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

3 Victoria Road, Tamworth, Staffs, B79 7HL

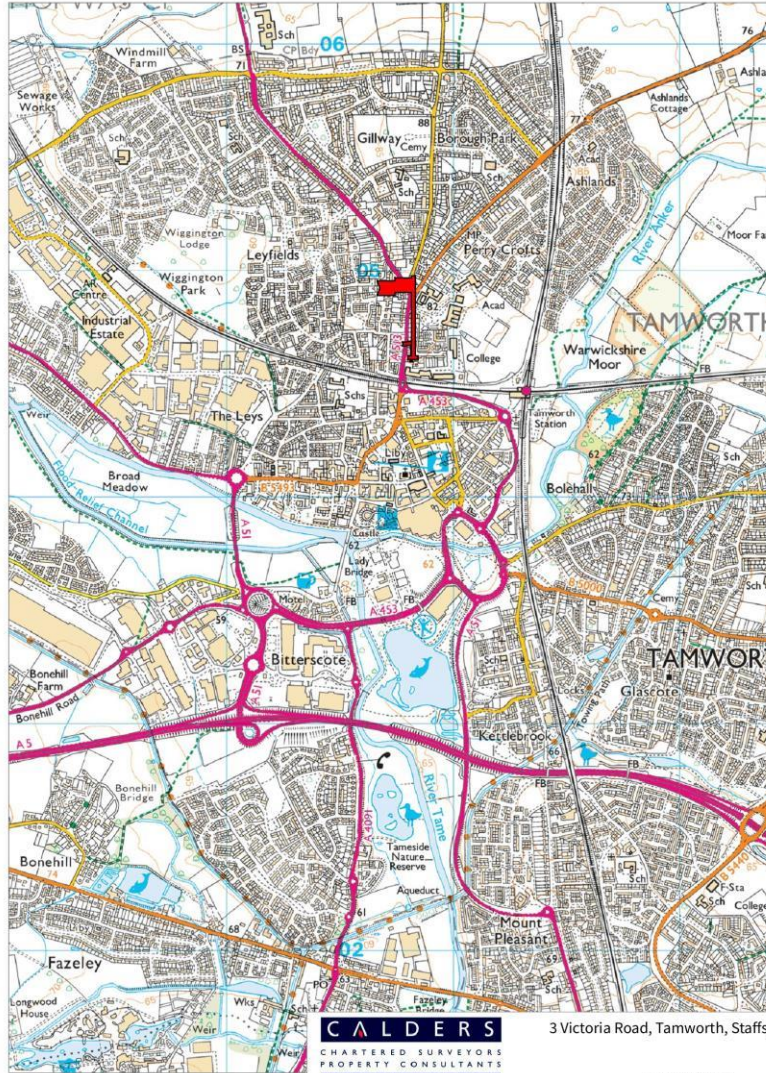
01827 61144

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

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

Date: 01 Oct 2024
Drawing No:



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01827 61144

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

Title: **town location**
Scale: 1:25000 @A4
Drawn By: rdc

Date: 01 Oct 2024
Drawing No: