

**R/27839**

**A WELL POSITIONED LOCK UP SHOP  
IN A PROMINENT TOWN CENTRE LOCATION  
OVERLOOKING LICHFIELD STREET  
(PART OF TOWN LOOP ROAD SYSTEM)  
WITH ADJACENT PUBLIC PARKING**



**26 LICHFIELD STREET TAMWORTH B79 7QA**

**308 SQ.FT (28.8 SQ.M.) PLUS STORAGE ANCILLARY ETC  
PREVIOUSLY USED AS HAIR DRESSING SALON  
SUITABLE FOR A VARIETY OF USES**

**FOR SALE ON THE BASIS OF A NEW 125 YEAR GROUND LEASE  
AT A MINIMAL GROUND RENT**

**POTENTIAL FOR RESIDENTIAL CONVERSION**

**PURCHASE PRICE £125,000  
V.A.T. 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.



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A prominently positioned ground floor lock up retail shop adjacent to public parking and overlooking the very busy Lichfield Street within Tamworth town centre, which is part of the town centre loop road system.

The property has been in use for many years as a hairdressing salon, but is also suitable for many forms of other user or even for a residential conversion, subject to any necessary consents.

The premises are well appointed internally with a tiled floor, light fittings, and a good standard of decoration.

The retail unit has a depth of 6.46 m. and a width of 4.44 m.

Additionally there is a store room of 2.22 m. x 2.44m

There is a lobby with access to a WC/wash facility and having a doorway leading to the rear shared amenity yard.



## **GENERAL INFORMATION**

1. VENDORS Mr. and Mrs. A. Agatiello
2. SERVICES Mains electricity water and drainage services are connected.
3. RATING ASSESSMENT Rateable Value 2023 List £3,700 qualifying occupiers hence may achieve nil rates payable.
4. VIEWING Please contact the agents.
5. PURCHASE PRICE £125,000 VAT NOT APPLICABLE
6. LEASE DOCUMENT The vendor is currently acquiring a new 125 year lease from Tamworth Borough Council, the Landlords, to replace the existing and a copy of this will be available for inspection in due course
7. ENERGY PERFORMANCE CERTIFICATE This building has an Energy Performance Certificate (0890-0438-7419-2427-4002) and is rated Grade D.
8. LOCAL AUTHORITY Tamworth Borough Council  
Marmion House  
Lichfield Street  
Tamworth B79 7BZ  
Telephone No: 01827 709709

## **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.

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### **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.

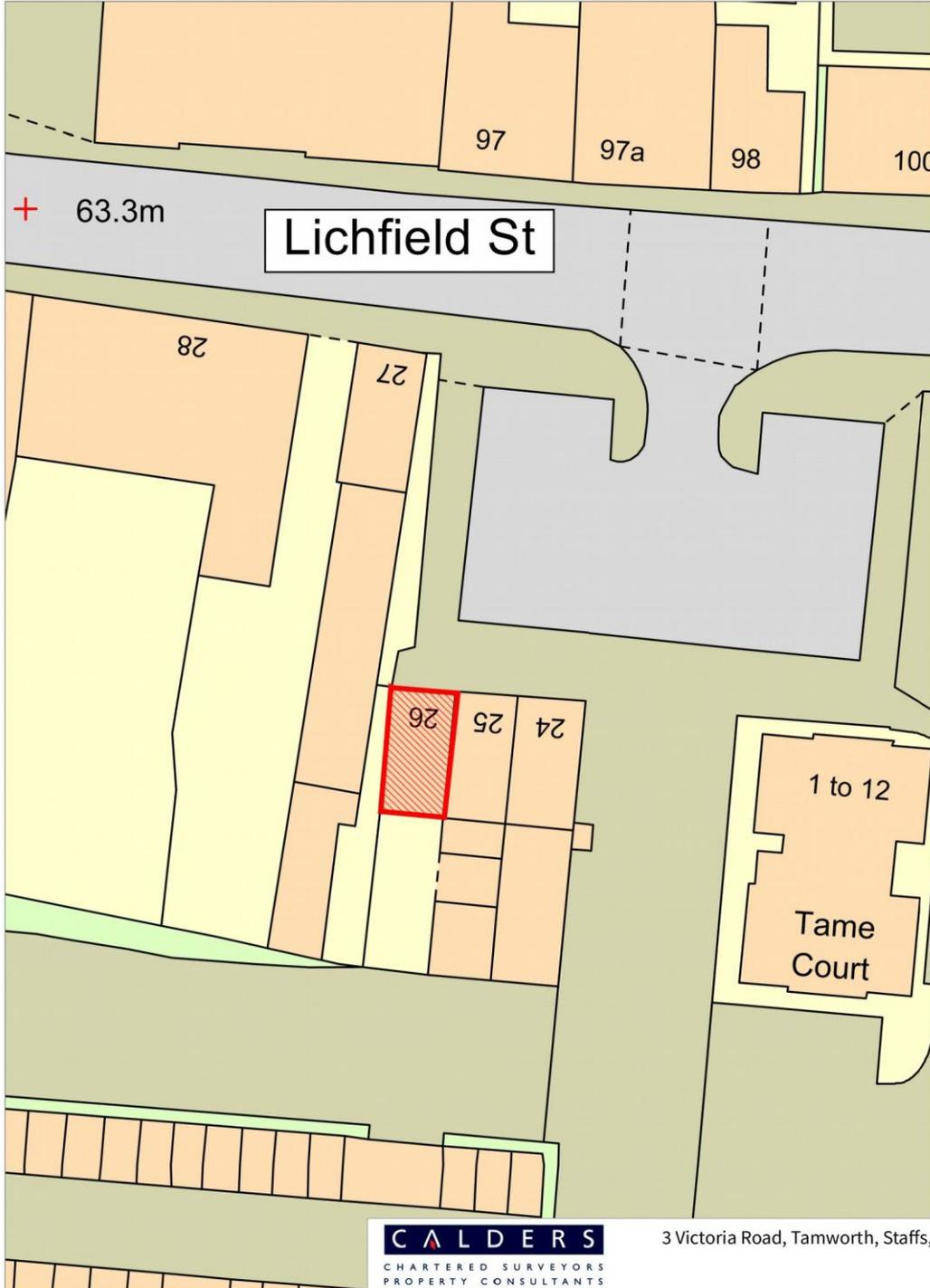
### **Environmental / Asbestos**

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)



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Client: **Mr & Mrs A Agatiello**

Project: **26 Lichfield St**

Title: **site plan**

Scale: 1:500 @A4

Drawn By: rdc

Date: 26 Feb 2025

Drawing No:

