

FOR SALE BY PRIVATE TREATY
BY DIRECTION OF THE FREEHOLDER

R/27860

TOWN CENTRE CHARACTER RETAIL PREMISES KNOWN AS

**4 KING STREET
TAMWORTH
B79 7DB**



GROUND FLOOR SALES AREA 459 SQ.FT. (42.69 SQ.M.)
FIRST FLOOR STORAGE

PREVIOUSLY USED AS A HAIRDRESSING SALON
EXTERNAL COURTYARD CAPABLE OF USE AS A PARKING SPACE

ATTRACTIVE CENTRAL TOWN CENTRE LOCATION

FREEHOLD WITH VACANT POSSESSION

£199,500(VAT NOT APPLICABLE)

TELEPHONE: 01827 61144

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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.

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3 VICTORIA ROAD TAMWORTH
STAFFORDSHIRE B79 7HL

E-mail: enquiries@calderssurveyors.com
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An unusual opportunity is offered with availability of the freehold interest with full vacant possession in these established and character retail premises used most recently as a hairdressing salon but suitable for a variety of uses including retail, restaurant, studios, consulting rooms, residential conversion etc.

The premises are of traditional construction and well appointed and offer:-

ON THE GROUND FLOOR

SALON – 3.84M x 4.84M

SALON 2 – 3.56M x 6M plus small extension.

FITTED KITCHEN – 1.95M x 4.4M (8.58 sq.m./92 sq.ft.)

ON THE FIRST FLOOR

There are two interlinked store rooms producing a total of 175 sq.ft. (16.29 sq.m.).

The property fronts directly onto King Street being a pedestrian link between the established retail areas of Market Street and Church Street and which also has vehicle access.

Externally there is a small enclosed courtyard area capable of providing a car parking space.



GENERAL INFORMATION

1. VENDOR Mr. Ryan Wilkins.
2. TENURE Freehold. Vacant possession will be given upon completion of a transaction.
3. PURCHASE PRICE £199,500 (One Hundred and Ninety Nine Thousand Five Pounds) (VAT not applicable).
4. SERVICES Mains electricity, water and drainage are connected.
5. RATING ASSESSMENT The premises have a current rateable value of £3,600.00. The current business rates payable are approximately 50% of this figure. However qualifying occupiers may gain 100% relief from business rates under the current provisions.
6. ENERGY PERFORMANCE CERTIFICATE Applied for.
7. VIEWING Please contact the agents.
8. LOCAL AUTHORITY Tamworth Borough Council
Marmion House
Lichfield Street
Tamworth B79 7BZ
Telephone No: (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



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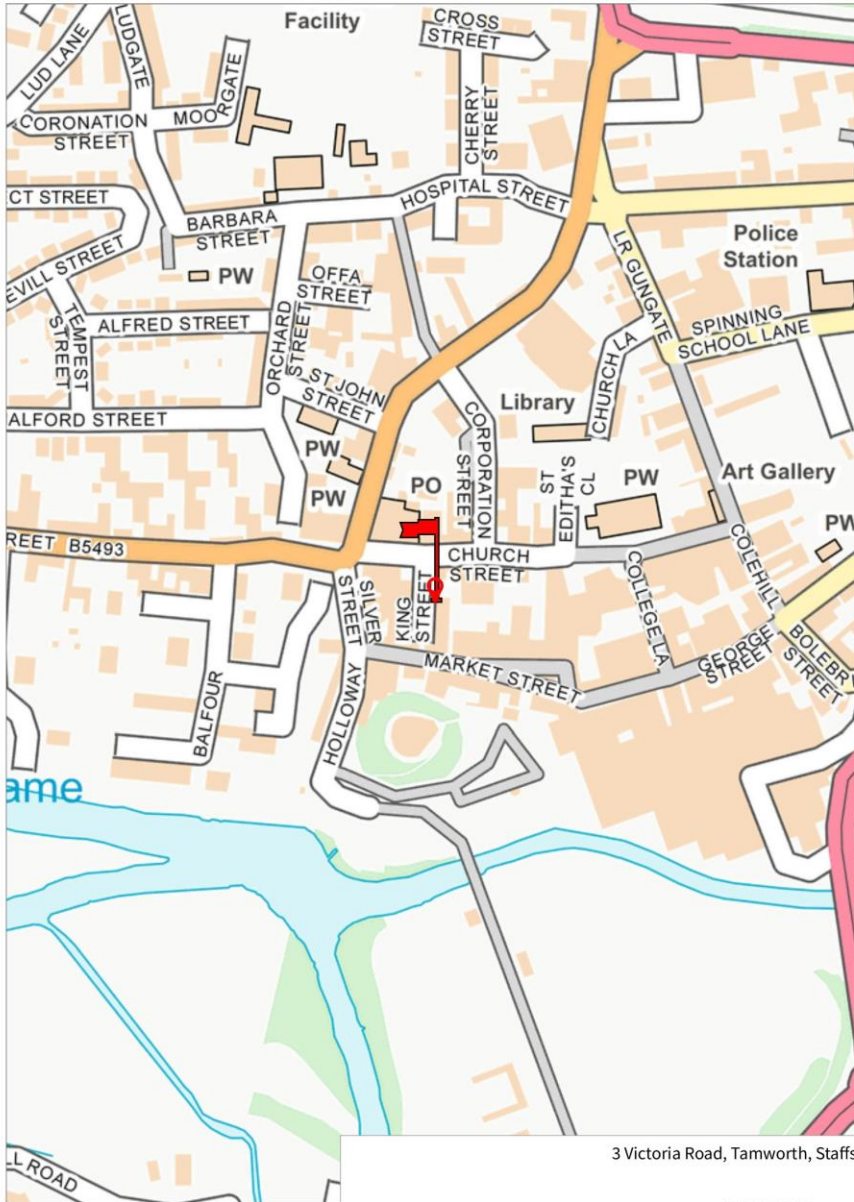
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Client: **Mr Ryan Wilkins**
Project: **4 King St Tamworth**

Title: **Site plan**
Scale: 1:1250 @A4
Drawn By: rdc

Date: 19 Mar 2025
Drawing No:



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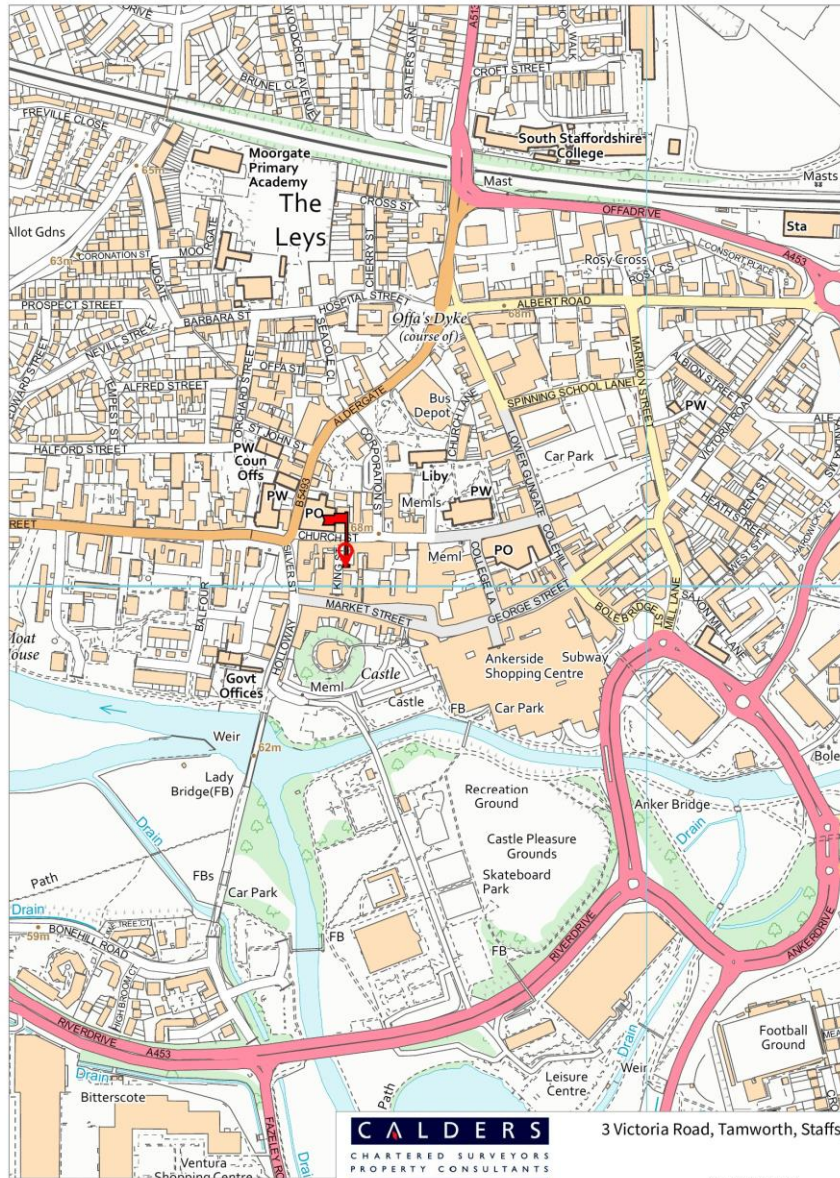
Title: **Location plan**

Scale: 1:5000 @A4

Drawn By: rdc

Date: 19 Mar 2025

Drawing No:



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Client: **Mr Ryan Wilkins**
Project: **4 King St , Tamworth**

Title: **town location**
Scale: 1:7500 @A4
Date: 19 Mar 2025
Drawn By: rdc
Drawing No: