

# **BURLEY** **BROWNE**

**www.burleybrowne.co.uk**

**SUITABLE FOR STORAGE OR A VARIETY OF USES  
SUBJECT TO OBTAINING SUITABLE PLANNING CONSENT**

## **TO LET**

**TOLSON'S MILL  
OFF LICHFIELD STREET  
FAZELEY  
TAMWORTH  
B78 3QA**



**3,500 – 35,000 sq ft**

**Suitable for a range of commercial uses**

**Lift access to all floors**

**On-site parking**

**Flexible lease terms available**

**0121 321 3441**

## LOCATION

The Mill lies on the southern side of Lichfield Street (B5404) close to its junction with the A4091 Colehill Road.

The Mill has a frontage to the canal and is south of Fazeley Junction.

Tamworth town centre is approximately 2km to the north of the site.

## DESCRIPTION

The property comprises of an old Mill Building of 5 floors with access being provided to all floors via a lift.

Each floor extends to 7,000 sq ft (650.32m<sup>2</sup>) and consideration would be given to lettings of half floors of 3,500 sq ft (325.16m<sup>2</sup>).

Each floor comprises a single floor of space, some floors have been partially divided to provide office space/smaller stores areas but the majority of floors offer a single open plan floor plate.

Extensive on-site parking is available within the extensive shared on-site yard/car park in front of the Mill Building.

## LEASE/RENT

Flexible lease terms are available on terms of up to 3 years.

The base rent on a per floor basis would be £17,500 per annum.

## SERVICE CHARGE

A nominal Service Charge is applicable to account for upkeep of the lifts, shared stairways, car parking and access routes.

## BUSINESS RATES

There are a variety of existing assessments for the property so any potential occupiers should make their own investigations with the Valuation Office.

## ENERGY PERFORMANCE CERTIFICATE

As the property is a Listed Building an Energy Performance Certificate is not required.

## LEGAL COSTS

Each party to bear their own legal costs in connection with any letting.

## VAT

All figures quoted are exclusive of VAT.

## VIEWING

***Strictly by appointment, please contact Mark Fitzpatrick at Burley Browne on 0121 321 3441.***

***Or***

***Joint Agent Peter Hicks on 01827 60519***



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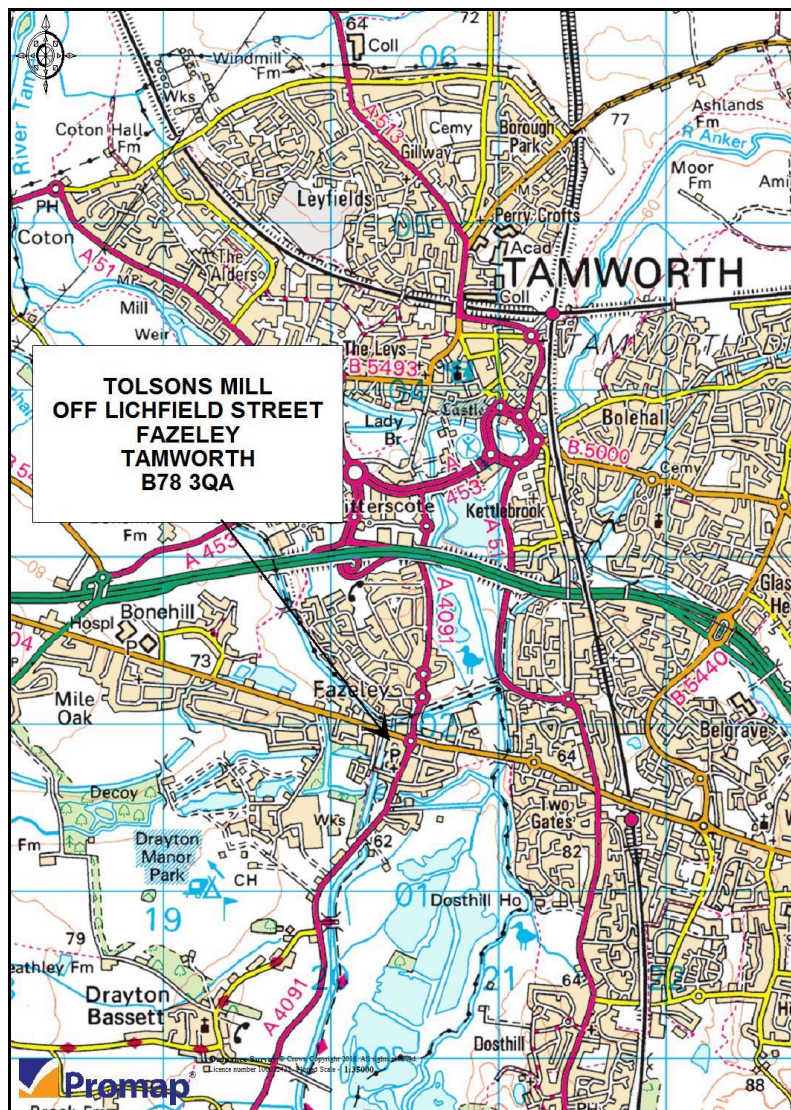
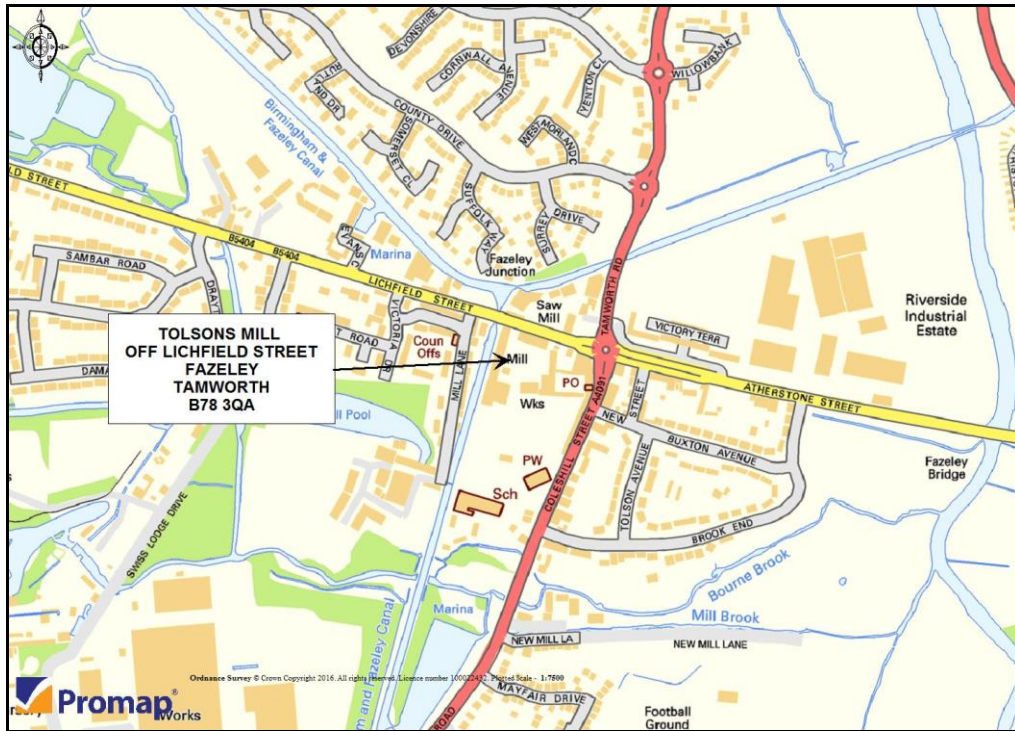
**TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE CONDITIONS PRINTED ON THE LAST PAGE.**

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You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)





## **CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED**

**Burley Browne Ltd** 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 Burley Browne 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**

Burley Browne 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.

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