



TO LET

HIGH QUALITY PROMINENT VEHICLE DEALERSHIP

VENTURA PARK ROAD, TAMWORTH, B78 3HL



SUMMARY

- Prominent purpose built vehicle dealership
- Extensive frontage to Bonehill Road (A453)
- Located within a prime destination for automotive and out-of-town retailing
- Approx. 10,188 sq ft (947 sq m) of built accommodation on around 1.25 acres (0.51 ha)
- Would suit a number of alternative uses (subject to the necessary consents)

LOCATION

Tamworth is a town in Staffordshire, 14 miles north-east of Birmingham. The principle route running through the town is the A5 which leads onto Junction 10 of the M42, and provides easy access to the national motorway network.

The subject property enjoys a prominent frontage to the A453 and is about 0.5 miles from a junction with the A5 and 1 mile from the Town Centre. The town provides easy links to both east and west midlands with Leicester, Derby, Burton Upon Trent and Stafford all located within 30 miles.

Accessed off Ventura Park Road, the property is within a prime destination for automotive and out-of-town retailing. Situated adjacent is a Toyota facility and opposite there is Volkswagen dealership. Furthermore, Audi and BMW are located close-by as well as several national retail occupiers such as Sainsbury's, B&Q and John Lewis.

DESCRIPTION

The property comprises a detached modern vehicle dealership built around a steel frame with a total of 10,188 sq ft (947 sq m) of built accommodation on a site of approx. 1.25 acres (0.51 ha).

The built accommodation provides for a large high quality, double height showroom with mostly glazed frontages with ancillary offices to the rear. The showroom and offices benefit from suspended ceilings throughout with integrated spot lighting.

To the rear of the property can be found a 5 bay workshop which leads onto a parts area with a mezzanine above. In addition, there are 2 separate smaller workshops which serve the dealership.

Externally, there 48 display spaces, 12 customer parking spaces and 25 additional compound spaces to the rear.



SITE AREA

The site area extends to approximately 1.25 acres (0.51 hectares).

TENURE

The property is available on a leasehold basis either by way of a sub-lease or an assignment.

The head lease expires in February 2029

Freehold Title Number: SF404050

Leasehold Title Number: SF499849

RATING

The unit is assessed for Business Rates purposes as follows:

Description: Car Showroom and Premises

Rateable Value: £136,000

ENVIRONMENTAL

Prospective parties will need to undertake their own investigations to satisfy themselves on environmental issues.

LEGAL COSTS

Each party is to be responsible for its own legal and professional fees in connection with this transaction.

PLANNING

We could recommend that interested parties make enquiries by contacting Tamworth Borough Council on 01827 709 709.

PLANT & EQUIPMENT

Available via separate negotiations, a schedule can be provided to interested parties.

RENT

For further information and quoting rents, please contact the sole agents.

VAT

All figures quoted are exclusive of Value Added Tax, which is to be charged at the prevailing rate.

EPC

The property has an EPC rating of C-55.

A copy of the certificate can be made available on request.



ACCOMMODATION

The approximate floor areas can be broken down as follows:

Floor	Area	Sq ft	Sq m
Ground	Showroom	3,358	311.99
	Office / Ancillary	1,260	117.07
	Main Workshop	2,202	204.61
	Second Workshop	966	89.79
	Tyre Workshop	776	72.09
	Parts Storage	554	51.49
First Floor	Parts Storage (Mezzanine)	402	37.33
	Office	669	62.16
TOTAL		10,188	946.53

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

55 This is how energy efficient the building is.

Net zero CO₂ emissions

FURTHER INFORMATION

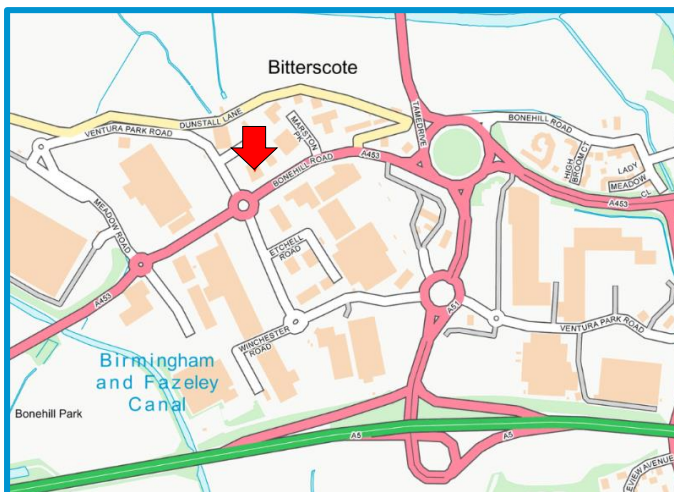
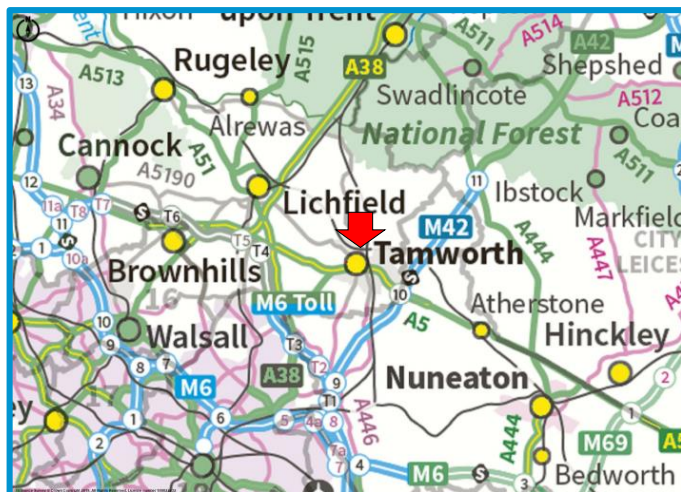
For further information or to arrange an inspection of the property, please contact:



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