

**TO LET UPON A NEW LEASE**  
**BY DIRECTION OF THE FREEHOLDERS**  
**STAFFORDSHIRE COUNTY COUNCIL**

**R/27692**

**IMPRESSIVE RETAIL, CONSULTING OR ADMINISTRATIVE**  
**OFFICE SPACE 942 SQ.FT (87.55 SQ.M.) at**  
**GREENWOOD HOUSE MEDICAL CENTRE**  
**BURNTWOOD, WS7 0AQ**



**NEW SPACE NEVER PREVIOUSLY OCCUPIED**  
**READY FOR FITTING OUT**  
**ADJACENT USE OF PARKING**  
**HIGH VISIBILITY TO LICHFIELD ROAD (A5190)**  
**ACCESS DOORWAYS FROM LICHFIELD ROAD FRONTAGE,**  
**CAR PARK AND DIRECTLY FROM HEALTH CENTRE LOBBY**

**CLOSE TO BURNTWOOD TOWN CENTRE**

**£19,500 + VAT PER ANNUM**

**EPC RATING B**

**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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Prominently positioned and previously unoccupied premises forming part of the recently developed Greenwood House Health Centre fronting to Lichfield Road (A5190) on the outskirts of Burntwood town centre and within walking distance of Swan Island and the main retail facilities of that centre.

The premises are offered as a shell ready for fitting out but are complete with a display window and pedestrian doorways accessing the space not only from the adjacent substantial car park but also from the Lichfield Road frontage and directly from the adjacent Health Centre Reception lobby.

The premises are highly visible from Lichfield Road and its busy passing traffic flow but Greenwood Health Centre itself has a constant and regular footfall and these premises have the benefit and use of the adjacent substantial car parking facilities attached to the centre for both staff and customers.

The space has connection points for mains drainage, mains water and mains electricity.

This is an ideal space for health related users either for retail or consulting rooms or indeed for conventional administrative office space and many other potential users.

The space offers a gross internal area of 942 sq. ft (87.55 sq.m.) and has a good height to the underside of the ceiling cross beams (4.06m).



## **GENERAL INFORMATION**

### **LANDLORDS:**

STAFFORDSHIRE COUNTY COUNCIL

### **LEASE TERMS:**

A new lease is available at a commencing rent of £19,500 per annum net of VAT for a term to be negotiated. The tenant will be responsible for the repair, maintenance and decoration of the interior of the premises and for the fitting out of same. A service charge will be payable in respect of the repair and maintenance of the exterior of the premises and for the maintenance and management of the communal parts of Greenwood House Health Centre plus a contribution to the insurance premium costs of same. Details can be supplied upon request.

### **RATING ASSESSMENT:**

An appeal is to be submitted in respect of the rateable value assessment.

### **VIEWING:**

Please contact the Agents.

### **ENERGY PERFORMANCE:**

Greenwood House Medical Centre as a single building currently has an assessment and is rated B.

### **LOCAL AUTHORITY:**

Lichfield District Council  
The Council House  
Frog Lane  
Lichfield  
Staffordshire WS13 6YX  
Tel: 01543 308000



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PROPERTY CONSULTANTS  
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Client: **Staffordshire County Council**

Project: **Greenwood Heath Centre ,Burntwood WS7 OAQ**

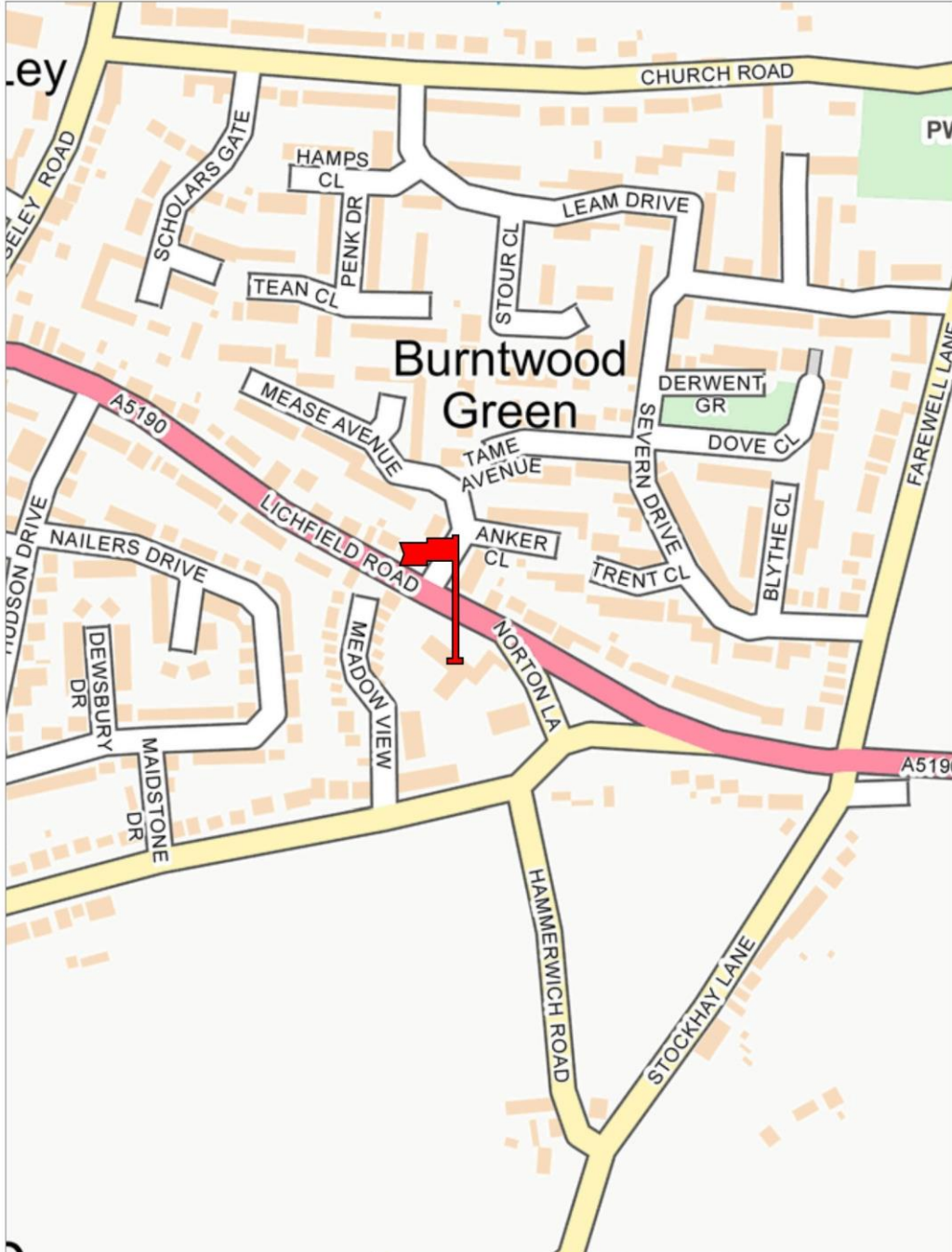
Title: **Site Plan**

Scale: 1:1250 @A4

Drawn By:

Date: 07 Nov 2023

Drawing No:



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Client: **Staffordshire County Council**

Project: **Greenwood Heath Centre, Burntwood WS7 0AQ**

Title: **Location**

Scale: 1:5000 @A4

Date: 07 Nov 2023

Drawn By: rdc

Drawing No:



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Client: **Staffordshire County Council**

Project: **Greenwood Health Centre, Burntwood WS7 0AQ**

Title: **Area location**

Scale: 1:50000 @A4

Drawn By: rdc

Date: 07 Nov 2023

Drawing No:

## **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](http://www.commercialleasecodeew.co.uk)