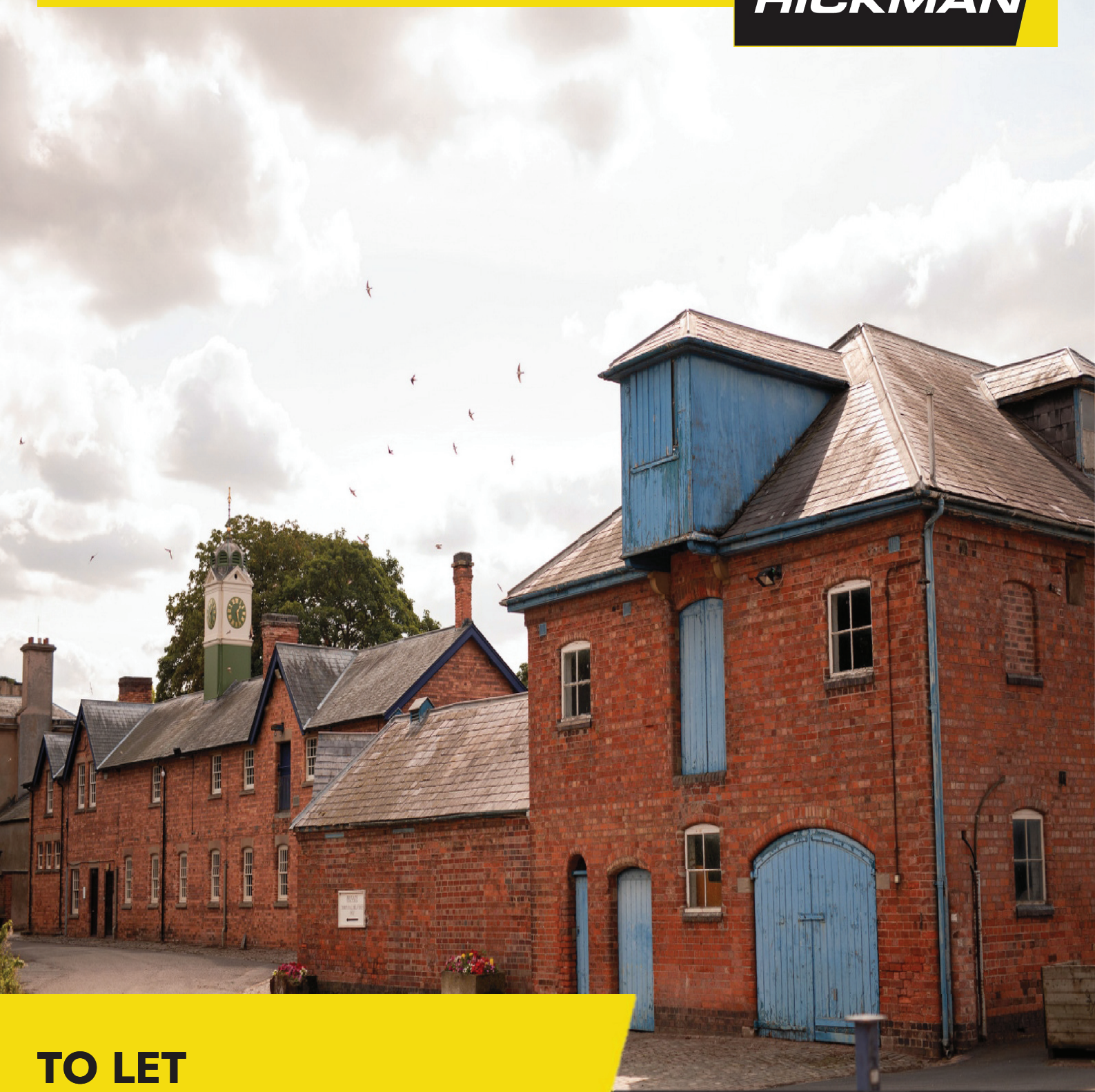




TO LET

**THE GRANARY, THORPE ESTATE,
THORPE CONSTANTINE, TAMWORTH,
STAFFORDSHIRE, B79 0LH**

MISCELLANEOUS 13,520 SqFt (1,256.01 SqM)

KEY FEATURES

- TOTAL GROSS INTERNAL FLOOR AREA OVER 3 FLOORS - 13,520 SQ FT (1,256 SQ M)
- SUITABLE FOR A VARIETY OF CATERING, HOSPITALITY, LEISURE, OFFICE / OTHER COMMERCIAL USES
- RENTAL ON APPLICATION DEPENDING UPON USE, LEASE TERM & REQUIRED LANDLORD'S WORKS

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SITUATION AND DESCRIPTION

The Granary is a 3-storey building in need of refurbishment situated in an idyllic rural location on the Thorpe Estate at Thorpe Constantine. The Estate is located approximately 6 miles north of Tamworth off the B5493 between Tamworth and Appleby Magna. Junction 11 of the M42 motorway is approximately 4 miles away.

The building is available to let as a whole and is suitable for a variety of catering, hospitality, leisure, office or other commercial uses subject to change of use planning consent where required.

ACCOMMODATION

The building is 3-storey and has a total gross internal floor area of approximately **13,520 sq ft (1,256 sq m)** comprising as follows:

Ground Floor - **6,103 sq ft (567 sq m)**

First Floor - **4,584 sq ft (425.9 sq m)**

Second Floor - **2,833 sq ft (263.2 sq m)**

In addition, there is an enclosed paved courtyard which is **1,567 sq ft (145.6 sq m)**.

The building is in need of extensive refurbishment and the Landlord's are willing to carry out extensive works to the fabric of the building following exchange of an Agreement For Lease. The tenants will be responsible for their own fit out works but a rent free period or other incentives will be offered as a contribution.

There is extensive car parking on site which will be made available to the prospective tenant.

Please see floor plans attached which show a layout for a potential restaurant/catering use. This layout can be amended to suit the requirements and use of a particular occupier.

LEASE TERM

The premises are available on a new lease for a term of years to be agreed incorporating 3-yearly rent reviews.

RENTAL

On application depending upon accommodation required, proposed use, lease term and required Landlord's works.

The rental will be subject to VAT at the standard rate.

SERVICE CHARGE

A service charge is levied and full details are available on request.

ENERGY PERFORMANCE CERTIFICATE

The building is not currently in an occupiable state and consequently an Energy Performance Certificate cannot be issued. It is likely that both Landlord's and tenant's works will be carried out under the terms of an Agreement For Lease and a compliant EPC will be issued prior to commencement of the lease.

SERVICES

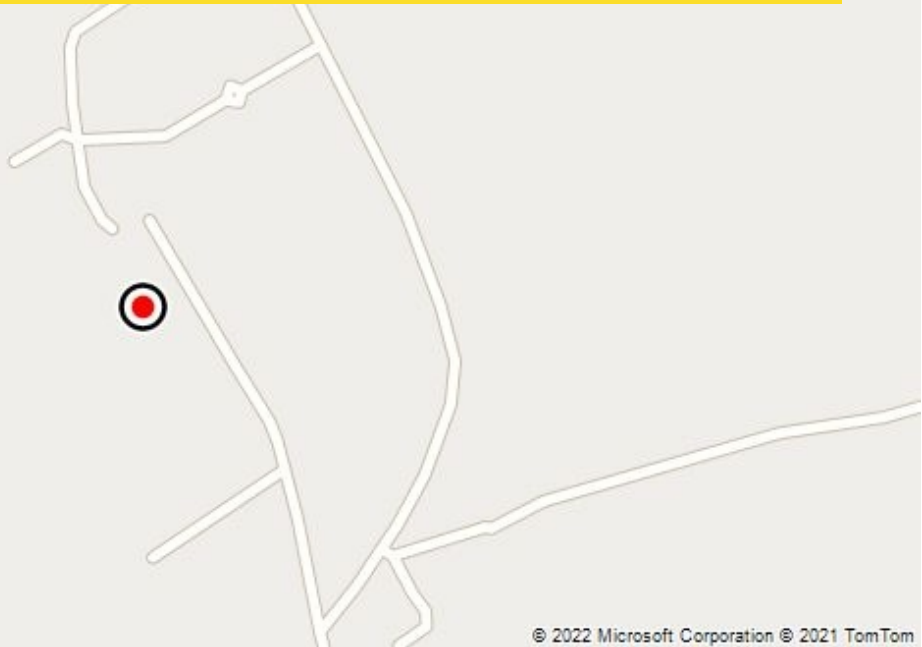
Mains electricity, water and drainage will be made available to the premises.

An ultra-fast broadband connection is available on site.

LEGAL COSTS

The ingoing tenants are to be responsible for their own and the Landlord's legal costs.





VIEWING

By appointment with Rushton Hickman Limited.



CONTACT

Mark Richardson
01283 517747
mark.richardson@rushtonhickman.com



CONTACT

Taylor Millington
01283 387685
taylor.millington@rushtonhickman.com

REFERENCE C1861 - 23112020

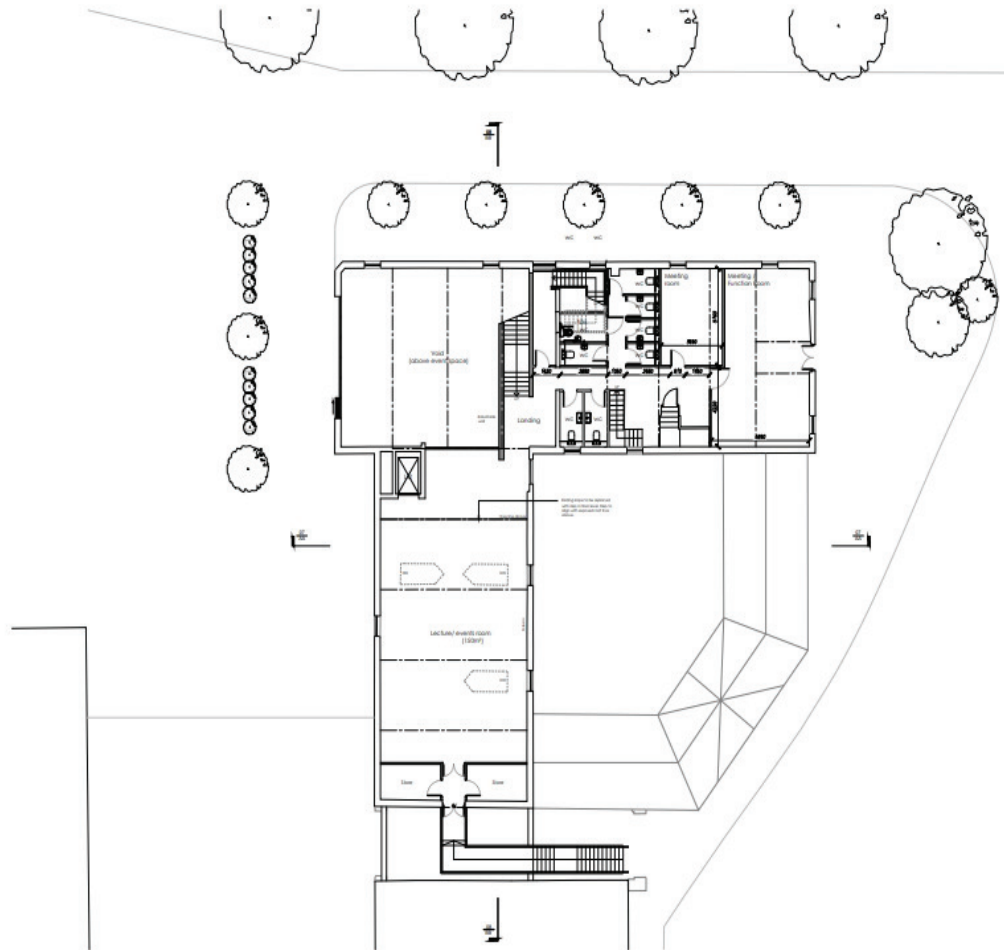


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Proposed First Floor Plan (Scale: 1:100)

J	28.06.17	Final revised back to previous arrangement.
H	09.06.17	Site amended following comment.
G	21.02.17	Notes added.
F	16.02.17	Amended following Client comments.
E	13.01.17	Amended following Client comments.
D	11.01.17	Amended following Client comments.
C	20.12.16	Amended following Client comments.
B	16.10.16	Layout revised.
A	27.09.16	Layout revised following site visit.

phd **Pinewood Design**
 115 Highgate
 44 Clarendon Street
 Birmingham
 B1 3SE
 Tel: 0121 266 1001
 Email: design@phd.co.uk
 Web: www.phd.co.uk

THORPE CONSTANTINE
 THORPE HALL
 THORPE CONSTANTINE
 STABLETHORPE, THORPE
 CONSTANTINE, TAMWORTH
 FORMER GRANARY
 PROPOSED FIRST FLOOR PLAN

PLANNING
 1:100 1:100 1:100 1:100
 2155 11