

**FOR SALE FREEHOLD WITH VACANT POSSESSION
UPON COMPLETION**

R27579

**A VERY ATTRACTIVE PERIOD TOWN CENTRE BUILDING CURRENTLY
IN ADMINISTRATIVE OFFICE USE BUT WITH MUCH POTENTIAL FOR
RECONVERSION TO A RESIDENCE OR APARTMENTS**



**2 LADY BANK, HOLLOWAY,
TAMWORTH B79 7NB**

NET INTERNAL AREA 1,007 SQ.FT. (93.6 SQ.M.)

AN ENCLOSED CAR PARK WITH AT LEAST FOUR SPACES

**A SUPERB ELEVATED POSITION OVERLOOKING THE HISTORIC
TAMWORTH CASTLE AND LADY BRIDGE OVER THE NEARBY
RIVER TAME**

REAR VEHICULAR ACCESS TO CAR PARK

A TOWN CENTRE LOCATION

**A LOVELY BUILDING OF MUCH CHARACTER
£250,000 (VAT NOT APPLICABLE)**

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3 VICTORIA ROAD TAMWORTH
STAFFORDSHIRE B79 7HL

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A lovely period building of character occupying an elevated position with views over the nearby historic Tamworth Castle and Lady Bridge over the nearby River Tame but being within two minutes walk of the heart of Tamworth town centre and its principal retailing area.

This building has for many years been in administrative office use but in our opinion offers much potential for reconversion to its original use as a residence or even development into residential apartments.

The property fronts to Holloway but is accessed via a pedestrian walkway known as Ladybank. Vehicular access to the private and enclosed car park at the rear of the property is via Balfour leading from Lichfield Street.

Lichfield Street is part of the town centre loop road system and this property offers excellent vehicular access to a link with the A5 trunk road leading to M42 Junction 10 to the east and M6 Junction T4 to the west all within minutes drive.

The property is of traditional solid brick work construction surmounted by a pitched and hipped slate covered roof and is Grade II listed (Entry No: 1197024). Further details can be read at www.historicengland.org.uk/listing.

The property offers a total net internal area of 1,007 sq.ft. (93.6 sq.m.) and is complete with appropriate fittings and gas fired central heating throughout.

The accommodation is currently partitioned to provide:-

On the Ground Floor

Office 188 sq.ft. (17.5 sq.m.)

Office 161 sq.ft. (15 sq.m.)

Small Storeroom

WC/wash facilities

Kitchen 45 sq.ft. (4.2 sq.m.)

To the First Floor

Office 209 sq.ft. (19.5 sq.m.)

Office 128 sq.ft. (11.9 sq.m.)

Office 250 sq.ft. (23.3 sq.m.)

Externally the property fronts directly to Ladybank a public walkway occupying an elevated position adjacent to Holloway.

The rear car park is enclosed by walling and accessed via a shared gateway leading from the publicly adopted Balfour frontage. The car parking area is fully surfaced.



GENERAL INFORMATION

VENDOR

Mr. Robert Butler

TENURE

The property is freehold and vacant possession will be given upon completion of a transaction.

SERVICE

The property is complete with mains electricity, gas, water and drainage connected plus broadband internet connection.

**ENERGY PERFORMANCE
CERTIFICATE**

An Energy Performance Certificate under the provisions of the Energy Act 2011 has been applied for and is awaited.

VIEWING

Please contact the agents.

PRICE

£250,000 (VAT not applicable)

RATING ASSESSMENT

The property has a rateable value assessment under the 2023 list of £9,300. The rates payable in Year 2023/2024 are approximately 50% of this rateable value. However, under the current small business relief provisions appropriately qualified occupiers may benefit from a nil business rates payable exemption.

LOCAL AUTHORITY

Tamworth Borough Council
Marmion House
Lichfield Street
Tamworth B79 7BZ
Telephone No: 01827 709709

PURPOSE OF THESE PARTICULARS

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate but to a large extent we have to rely on what the client tells us about the property. We are unable to verify every piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of any transaction.

Once you find a suitable property you wish to occupy you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing particulars. For example, we have not carried out any kind of survey on the property to look for structural effects and would advise any interested parties to obtain a surveyor's report before committing themselves to a transaction. We have not checked whether any items of equipment with the property (such as heating systems) are in working order and would advise these are checked.

You should also instruct a solicitor to investigate all legal matters relating to the property. Your solicitor will also agree with the owner, landlord or assignor what items (for example fixtures and fittings) will be included in a transaction. In addition to the above, please read the printed additional guidance on the bottom of the front page.

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.

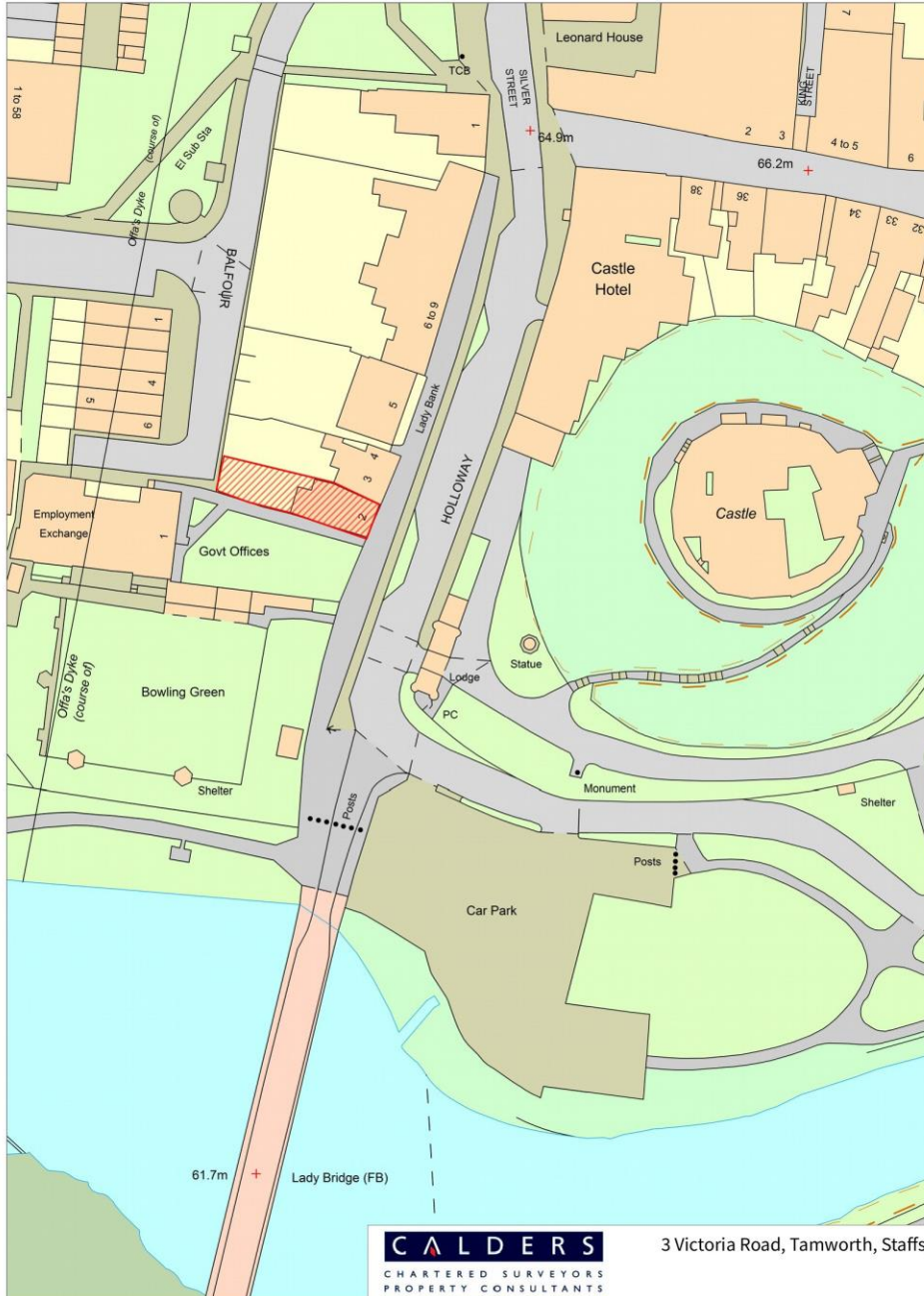
Environmental / Asbestos

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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Client: **Mr Robert Butler**

Project: **2 Ladybank, The Holloway, Tamworth B79 7NB**

Title: **Site Plan**

Scale: 1:1250 @A4

Drawn By: rdc

Date: 23 Oct 2023

Drawing No:



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Client: **Mr Robert Butler**

Project: **2 Ladybank ,Holloway , Tamworth B79 7NB**

Title: **location**

Scale: 1:5000 @A4

Drawn By: rdc

Date: 23 Oct 2023

Drawing No:



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Client: **Mr Robert Butler**

Project: **2 Ladybank, Holloway, Tamworth B79 7NB**

Title: **Town location**

Scale: 1:50000 @A4

Drawn By: rdc

Date: 23 Oct 2023

Drawing No: