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98 LICHFIELD STREET
TAMWORTH
STAFFORDSHIRE B79 7QF

PETER J. HICKS
& Co.
CHARTERED SURVEYORS

***BUSINESS UNIT
FREEHOLD
FOR SALE***
AT
**UNIT 8 ARIANE
LICHFIELD ROAD INDUSTRIAL ESTATE
TAMWORTH B79 7XF**



- INTERNAL AREA 205.09 SQ M (2207 SQ FT)
- FITTED AS SHOWROOMS AND OFFICES
- GAS FIRED CENTRAL HEATING
- DOUBLE GLAZING THROUGHOUT

Tel: 01827 60519



PETER J. HICKS & CO CONDITIONS UNDER WHICH PARTICULARS ARE ISSUED

Messrs. Peter J. Hicks & Co for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:
(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of an offer or a contract.
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
(iii) no person in the employment of Messrs. Peter J. Hicks & Co or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
(iv) all rentals and prices are quoted exclusive of VAT.

8 ARIANE, LICHFIELD ROAD INDUSTRIAL ESTATE

LOCATION

Situated on one of Tamworth's prime industrial estates lying approx 1½ miles west of the town centre and being only 5 minutes drive from the A5 by-pass which gives easy access to the M42 (J10 and the motorway network).

DESCRIPTION

Having frontage to Mariner, the main spine road leading through the Estate, the premises are comprehensively fitted with attractive showrooms and has offices which are capable of alteration to suit the needs of individual companies. A Chubb alarm is installed. UPVC double glazed windows with laminated security glass have been fitted throughout. Full gas fired central heating installed with Glow-worm Ultracom 24 boiler. The roof has been refurbished with recently painted surface and warranty.

The accommodation briefly comprises:-

GROUND FLOOR: Enclosed entrance porch, offices, showrooms and toilet

Internal area: 111.04 sq m (1195 sq ft)

FIRST FLOOR: Offices / showroom 66.15 sq m (712 sq ft)

Storage 27.90 sq m (300 sq ft)

TOTAL INTERNAL FLOOR AREA APPROX: 205.09 sq m (2207 sq ft)

OUTSIDE: Concrete access and car parking.

GENERAL INFORMATION

TENURE The premises are available For Sale Freehold with vacant possession.

SALE PRICE: £249,500.00

RATING INFORMATION: From the Valuation Office Website:-

Rateable Value: £17,000.00

* The Uniform Business Rate is set at 43p.

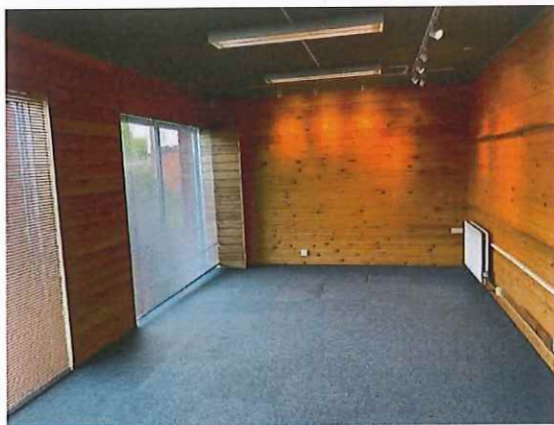
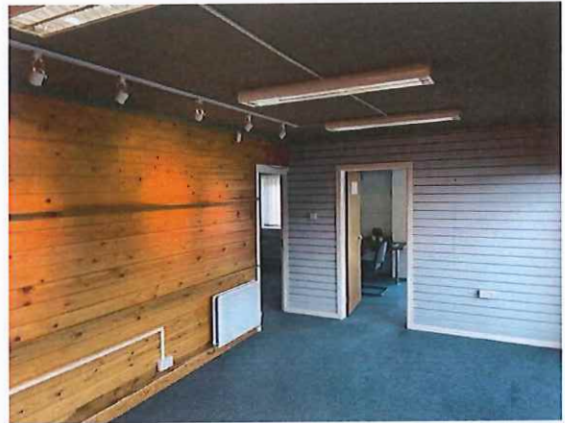
Prospective occupiers are advised to make their own enquiries by contacting Tamworth Borough Council on (01827) 709530.

SERVICES: All mains services are installed including gas fired central heating with radiators powered by a Glow Worm Ultracom 24 CXI high efficient combination boiler. Chubb security alarm is installed.

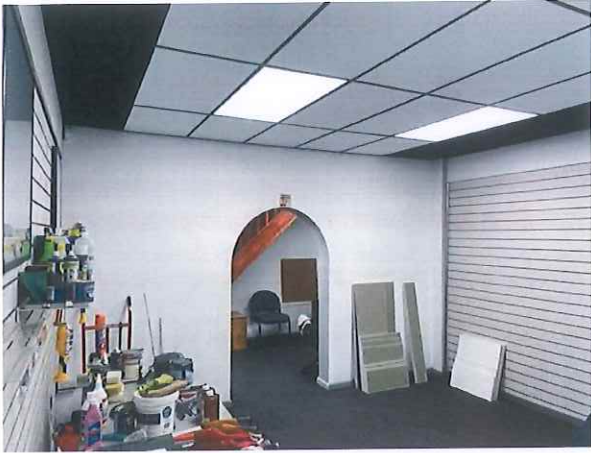
8 ARIANE, LICHFIELD ROAD INDUSTRIAL ESTATE

- EPC:** C-56
- VAT:** VAT will not be levied on the sale price.
- COSTS:** Each party shall bear their own legal costs in this transaction.
- VIEWING:** Strictly via prior appointment with the sole agents:

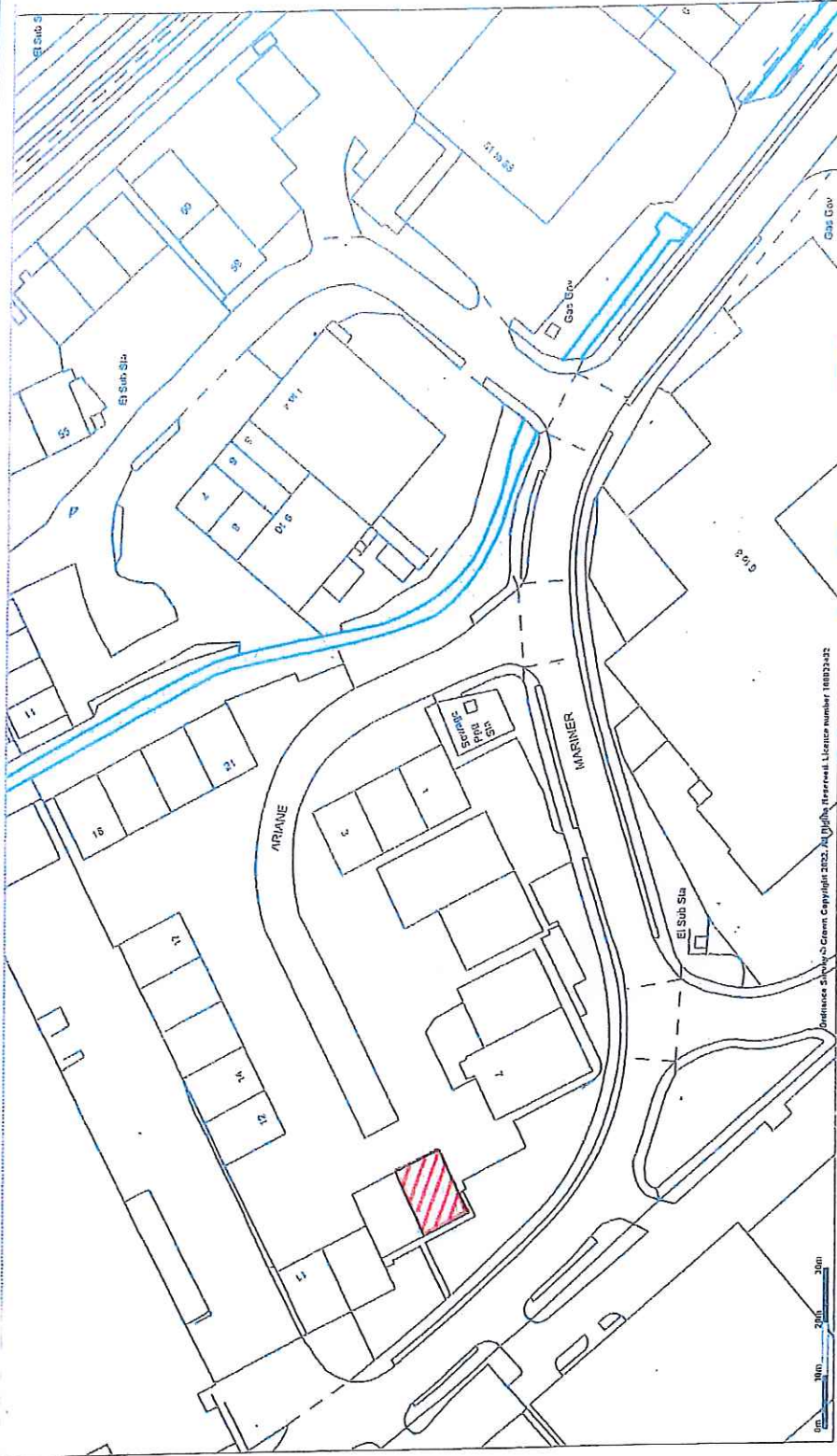
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☎ (01827) 60519



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Peter J. Hicks & Co., have not tested any apparatus, equipment or services and no warranty as to their condition or suitability is confirmed or implied. Any prospective purchaser/tenant is advised to obtain verification from their Surveyor or Solicitor.



Promap
 A1250 MADE IN GREAT BRITAIN

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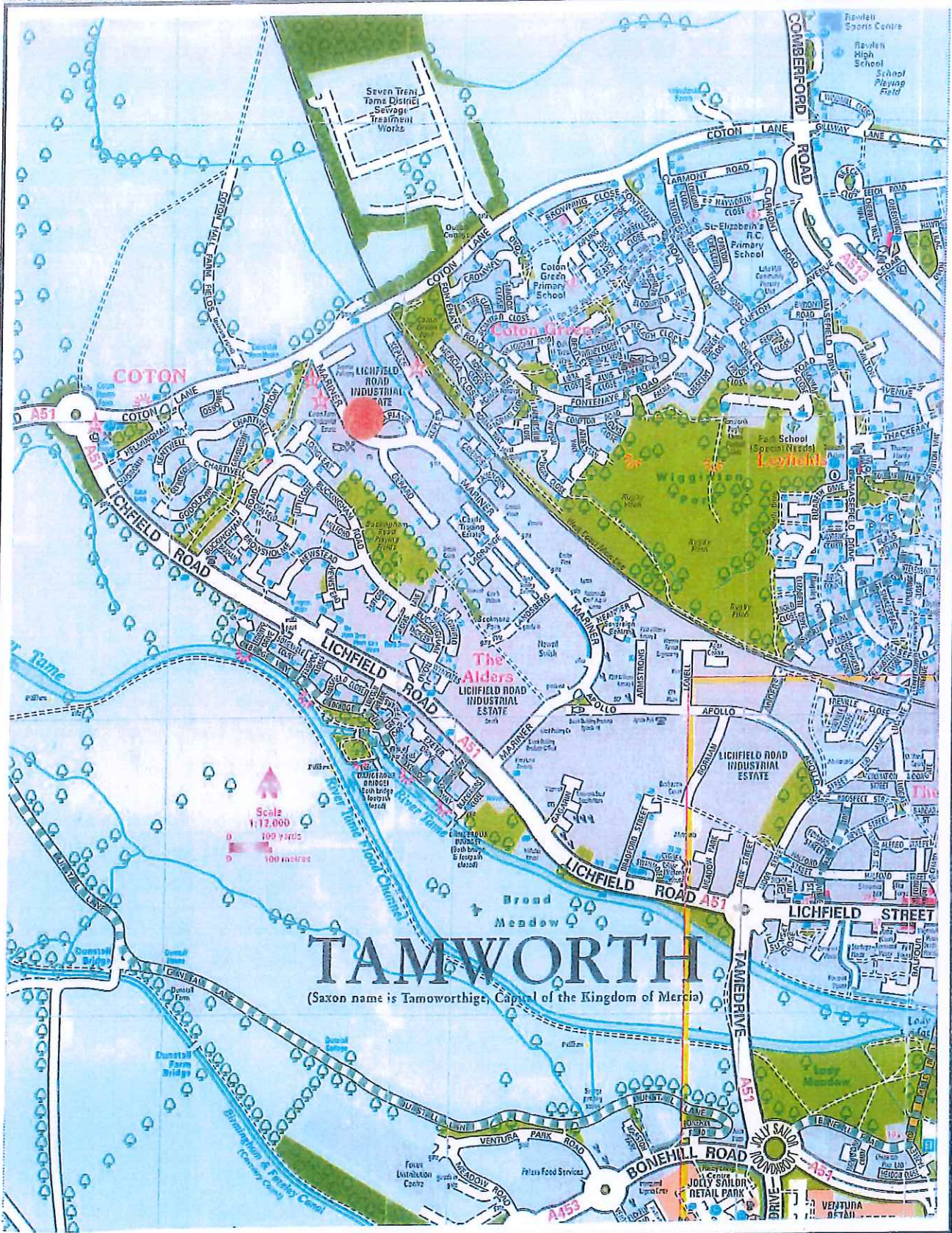
SITE PLAN

UNIT 8 ARIANE
 LICHFIELD ROAD INDUSTRIAL ESTATE
 TAMWORTH

SCALE APPROX 1:1250



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TAMWORTH

(Saxon name is Tamoworthige, Capital of the Kingdom of Mercia)

LOCATION PLAN

UNIT 8 ARIANE
 LICHFIELD ROAD INDUSTRIAL ESTATE
 TAMWORTH

NOT TO SCALE



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