

BURLEY BROWNE

— www.burleybrowne.co.uk —

RETAIL UNIT

With A3 Bakery & Café Consent

TO LET

49 DARWIN HOUSE
HIGH STREET
CHASETOWN
STAFFORDSHIRE
WS7 3XE



NET INTERNAL FLOOR AREA 48.75m²/526 sq ft or thereabouts

Prominently situated on the main shopping street

— **0121 321 3441** —

LOCATION

The property is prominently situated to the western side of Chasetown High Street, the main shopping street in this location and principle road from the A5190 to the north.

Chasetown is located some 5 miles west of Lichfield City Centre and approximately 5 miles north of Walsall, neighbouring the town of Burntwood to the north and Brownhills to the south.

The location is within easy driving distance of the M6 Toll Road to the south via the A5195.

DESCRIPTION

The accommodation provides predominantly open plan retail floor area with partitioned kitchenette/store and WC's.

The property is undergoing refurbishment and upon completion will offer a shell-like finish including a suspended ceiling incorporating strip lighting, painted and plastered walls together with improved kitchen and WC facilities.

Net internal floor area 48.75m²/526 sq ft or thereabouts.

LEASE

The property is available on a new lease, the length of which is to be agreed on negotiation.

PLANNING

Planning consent has been obtained for change of use to A3 – bakery and café. Further details on Lichfield Council planning portal – Reference 18/01556/COU.

RENT

£7,250 per annum exclusive.

SERVICE CHARGE

The tenant will be responsible for internal maintenance together with shop front windows and door. In addition, there will be a service charge payable towards the shared cost of maintaining the building.

BUSINESS RATES

It is anticipated that a new rating assessment will be carried out following completion of the proposed works.

Interested parties are advised to make their own enquiries with the Local Authority (Lichfield) for verification purposes.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating Band D (99).

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT, which it is anticipated will be payable – solicitors to confirm.

VIEWING

Strictly by appointment, please contact Burley Browne on 0121 321 3441.



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TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE CONDITIONS PRINTED ON THE LAST PAGE.

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You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecode.co.uk

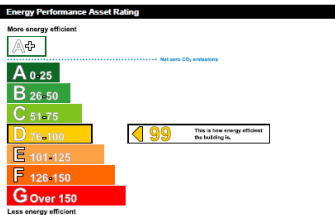


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Energy Performance Certificate HM Government

Non-Domestic Building
 47-49 High Street
 Chasetown
 WALSLEY
 Certificate Reference Number:
 9660-3059-0421-0500-2305

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document Energy Performance Certificates for the construction, sale and let of non-dwellings available on the Government's website at www.gov.uk/government/collectors/energy-performance-certificates.



Technical Information		Benchmarks	
Main heating fuel:	Natural Gas	Buildings similar to this one could have ratings as follows:	
Building environment:	heating and natural Ventilation	27	if newly built
Total useful floor area (m ²):	197	71	if typical of the existing stock
Building complexity (NDS level):	3		
Building emission rate (kgCO ₂ e/m ² per year):	33.52		
Primary energy use (kWh/m ² per year):	not available		

CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED

Burley Browne Ltd 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 Burley Browne 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

Burley Browne 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.

**Burley Browne Chartered Surveyors is the trading name of Burley Browne Ltd
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