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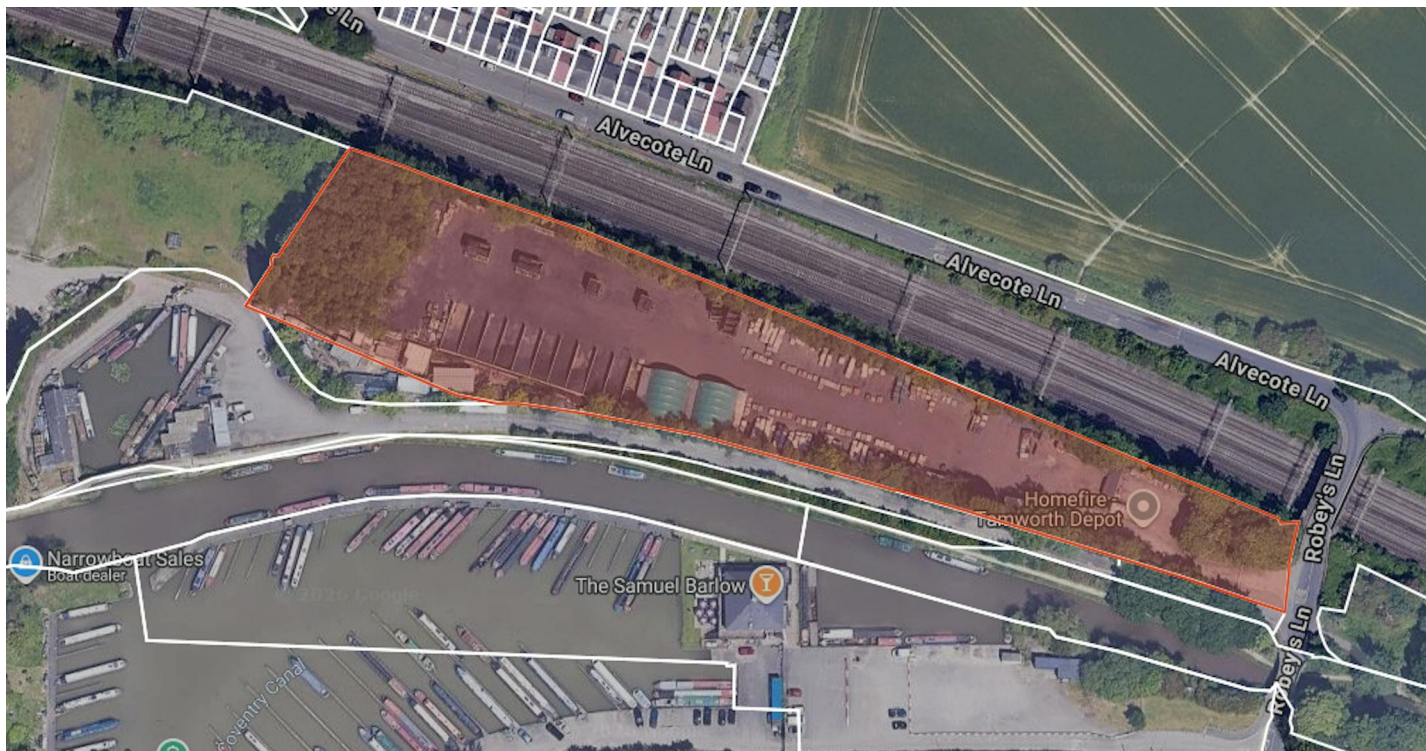
CPL COAL YARD, ROBEYS LANE, ALVECOTE, TAMWORTH, B78 1AS

2.40 ACRES (0.97 HECTARES)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Established Secure Open Storage and Trade Counter Yard Facility

- Established Yard & Trade Counter Facility
- Predominantly Level and Regular Shaped Site
- Surfaced Accommodation
- Existing Trade Counter and Car Parking
- Existing Services
- Convenient Access to the A5 and M42 Motorway
- Suitable for a Variety of Uses- STPP



DESCRIPTION

The property comprises an established commercial coal yard occupying a predominantly level, rectangular site, providing a combination of open storage, trade counter facilities and associated customer parking.

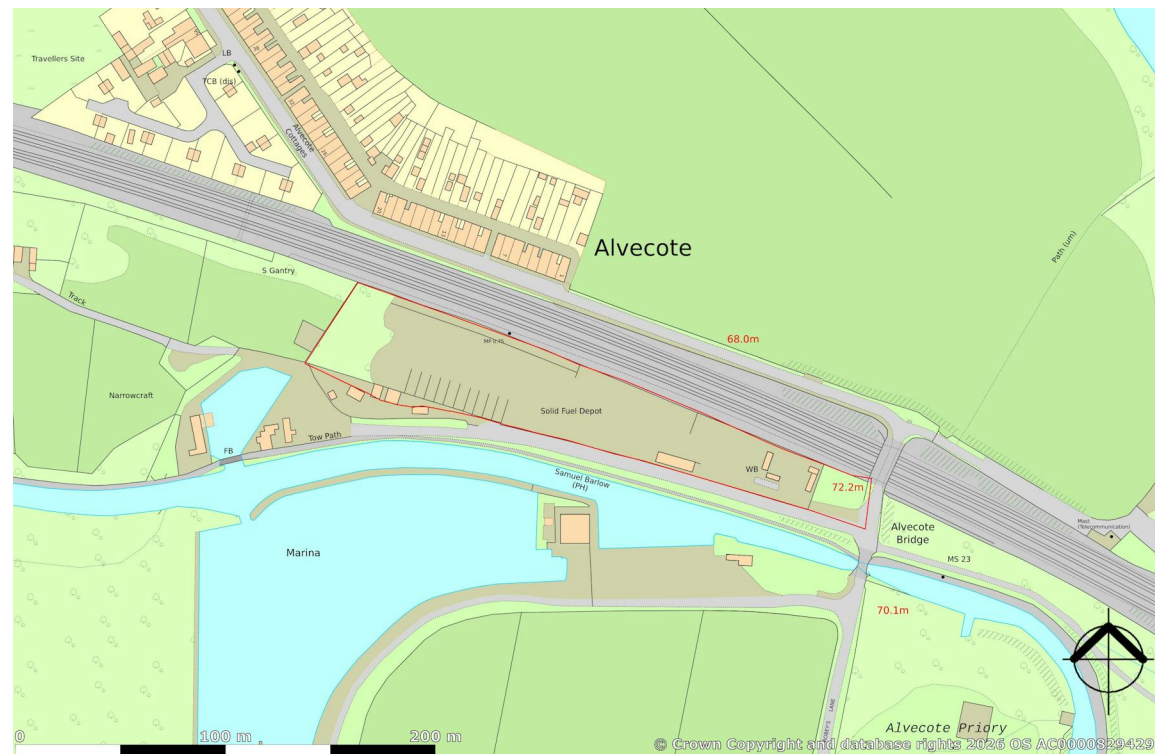
The premises are approached directly from Robey's Lane, with access leading into a dedicated forecourt and car parking area serving the existing trade counter facility. Beyond this, the site opens into a substantial rear storage yard.

The yard is predominantly level and surfaced, offering practical accommodation for external storage, stockholding, materials handling and associated commercial operations. The regular configuration of the site allows for efficient utilisation of the available space, with the potential to accommodate a variety of storage arrangements and operational requirements.

The premises benefit from established boundary fencing, providing a defined and secure commercial environment, together with existing service connections.

Historically utilised for coal distribution and associated trade activities, the property offers considerable flexibility and may lend itself to a range of alternative commercial uses, including builders' merchants, landscaping supplies, plant and equipment storage, contractors' yards, trade operations and general open storage, STPP.

The combination of a dedicated trade counter, customer parking and substantial rear yard accommodation provides an attractive opportunity for occupiers seeking a commercial facility within reach of Tamworth & the Midlands region.

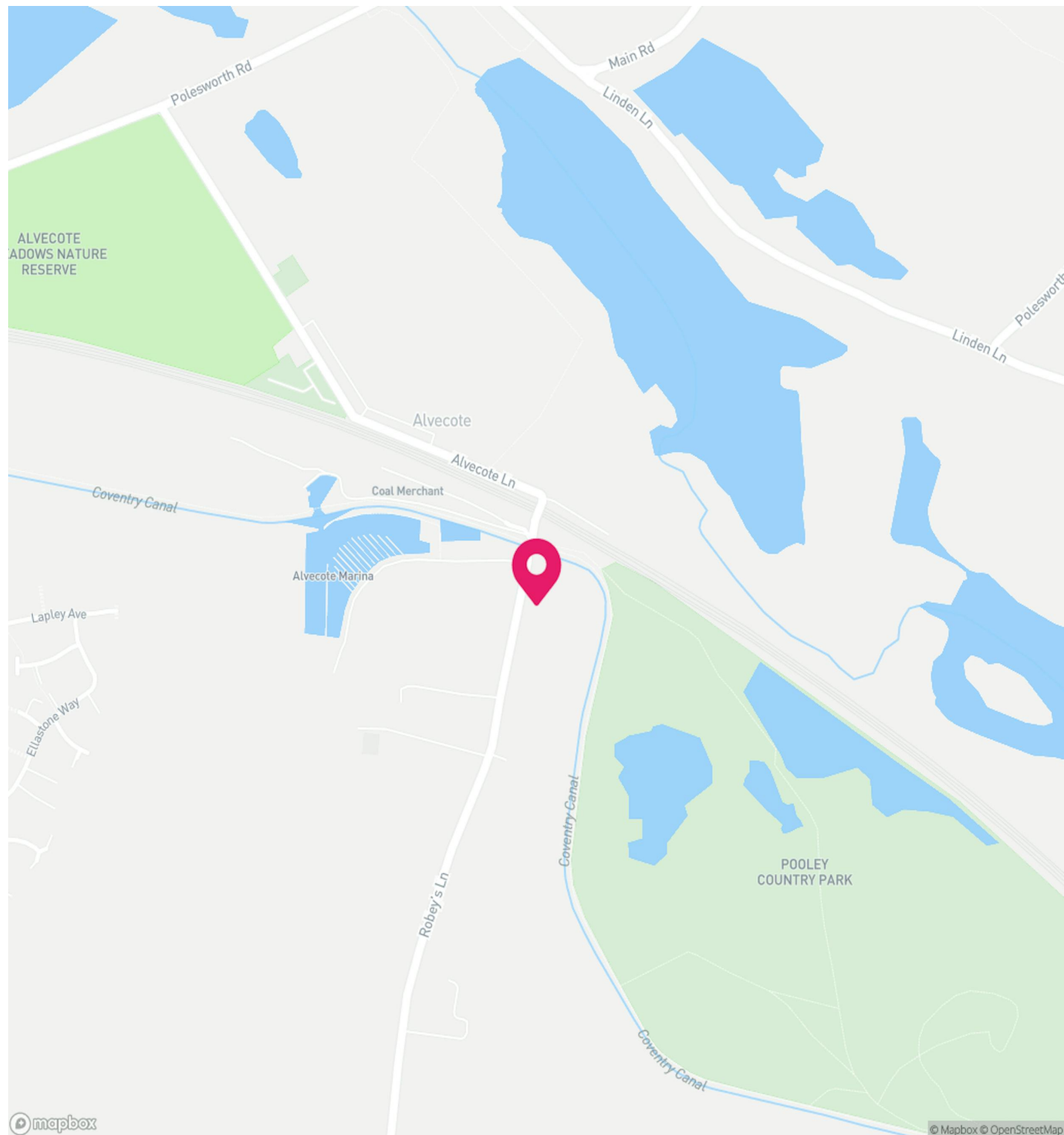


LOCATION

The property is situated on Robey's Lane in Alvecote, approximately 3 miles north-east of Tamworth town centre, occupying an established commercial location within North Warwickshire, close to the Staffordshire border.

The site benefits from convenient access to the surrounding road network, with the B5000 providing connections towards Tamworth, Polesworth and the A5 trunk road. Junction 10 of the M42 motorway is situated approximately 10 minutes' drive away, providing onward connectivity to Birmingham, the wider West Midlands motorway network and the national motorway system, including the M6 and M1.

Public transport connections are available within the surrounding area, with local bus services linking Alvecote and neighbouring settlements to Tamworth town centre. Tamworth Railway Station is situated approximately 3 miles from the property and provides regional and national rail connections, including services towards Birmingham, Nottingham and London.



SERVICES

We understand the site has the benefit of all main services connected on, or adjacent to the subject property.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations as to their suitability.

VAT

To be confirmed

RATEABLE VALUE

RV: £31,250

Rates Payable: £13,500 approximately

RENT

The property is available to let on a new lease with length and terms to be agreed at £155,000 per annum exclusive.

PRICE

Alternatively, consideration will be given to a sale of the freehold interest of £1,450,000.

PLANNING USE

We understand the property has planning under use class B8 (storage & distribution).

We do however, advise all parties to make their own enquires with the local planning department.

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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