

KEY FEATURES

- Adjacent to Tamworth Assembly Rooms
- Close proximity to main retail and leisure amenities
- Ground floor and basement accommodation
- Would suit office or a high quality restaurant /other leisure uses STP
- Potential outside seating / break out area available
- VIRTUAL TOUR AVAILABLE

LOCATION

Prominently situated on the corner of Church Street and Corporation Street in the heart of Tamworth Centre, and in close proximity to the Town's main shopping amenities with a variety of restaurants, bars and pubs close by.

Tamworth is witnessing significant transformation and investment which will see a number of projects being delivered including the relocation of Tamworth College and a new Enterprise Centre on the site of the former Coop department store overlooking St Edithas Square. For further information visit <https://transforming.tamworth.gov.uk/>

DESCRIPTION

Self contained accommodation at ground floor and basement within White House, an impressive refurbished Grade II Listed Building, External areas fronting Church Street/Corporation Street provides potential for outside seating / break out areas. The premises will suit office/professional service businesses together with high quality restaurant, bar, coffee and general leisure operators (STP).

Area	SqFt	SqM
Ground Floor	2,412	224.07
Total Floor Area	2,412	224.07



The White House, 16-20 Church Street, Tamworth, Staffordshire B79 7DH



LEASE

The premises are available by way of a new internal and insuring lease, the length of which is to be agreed subject to a minimum 5 year term or multiples thereof.

Additional upper floor office accommodation is available if required - full details on request.

ASKING RENT

£28,500 per annum exclusive

SERVICE CHARGE

A Service Charge will be payable to cover a due proportion of maintenance of the building and common areas.

EPC

Assessment awaited

BUSINESS RATES

The property is to be re-assessed for Business Rates following completion the refurbishing.

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

MONEY LAUNDERING

The premises have historically been used as offices and following the substantial refurbishment continue to be suitable for this use. In addition, consideration would be given to high quality restaurant, coffee, wine bar and other quality leisure uses (subject to planning) that compliment the landmark building and its location in the town.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VAT

All figures quoted are exclusive of VAT which we understand will be payable in this instance.

VIEWING

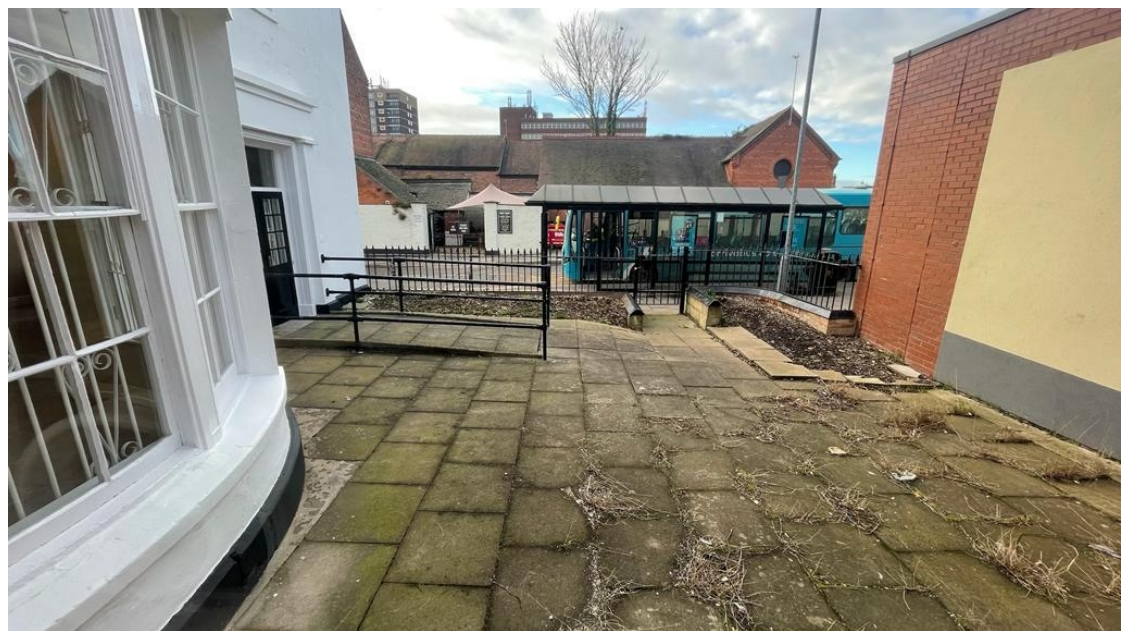
Strictly by prior appointment, please contact:



David Hemming MRICS
DDI: 0121 362 1530
Mob: 07841 234160
E: david.hemming@burleybrowne.co.uk



Eleanor Robinson
DDI: 0121 321 3441
Mob: 07738 713829
E: eleanor.robinson@burleybrowne.co.uk

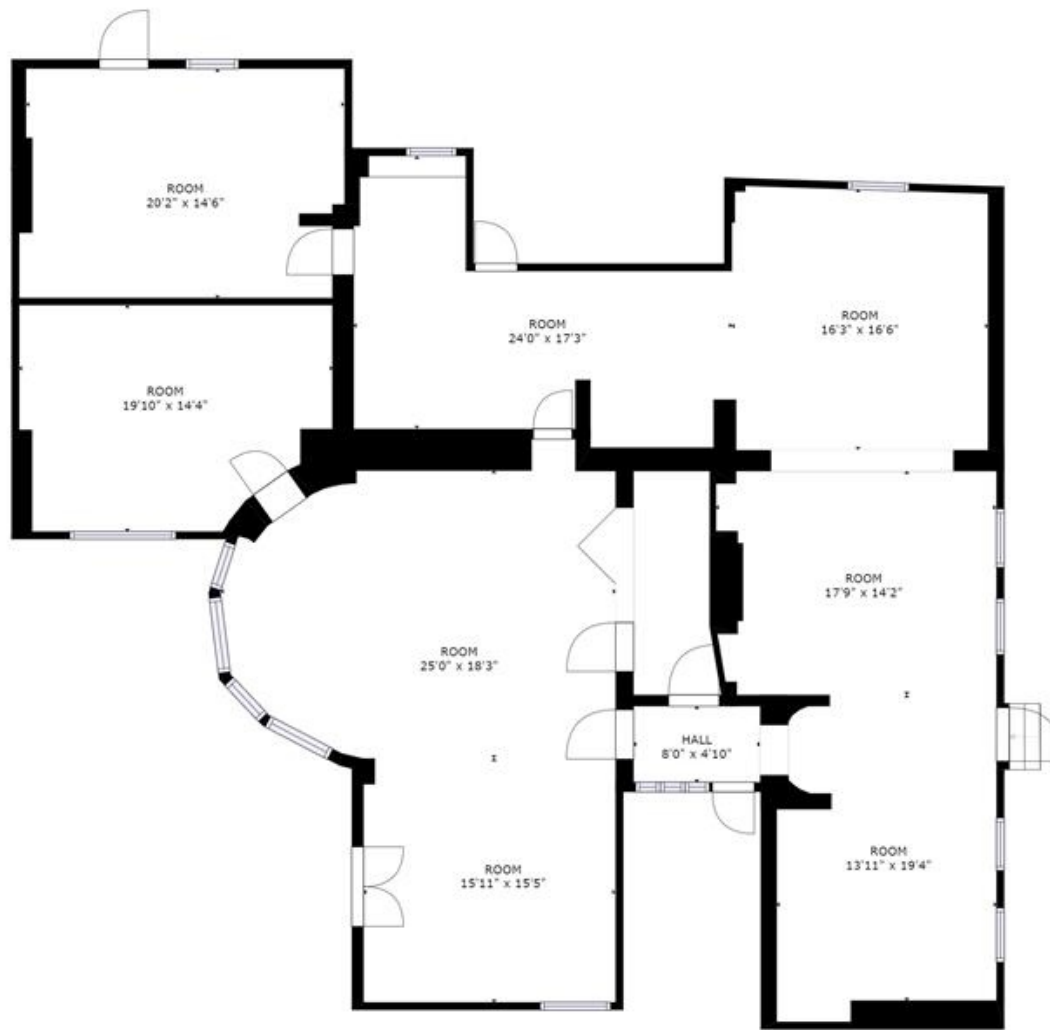


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www.burleybrowne.co.uk



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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 2583 sq. ft
 TOTAL: 2583 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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50 metres



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Created By: Burley Browne

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www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011