

RETAIL UNIT TO LET

22-24 Middle Entry, Tamworth, Staffordshire, B79 7NJ

4,896 SqFt (454.84 SqM) | £52,000 per annum exclusive





KEY FEATURES

- Situated in the heart of Tamworth Town Centre.
- Prominent corner location.
- Neighbouring retailers include Greggs, Farm Foods and Betfred.
- Adjacent to new Tamworth College development.
- Suitable for a variety of uses.
- Short term lease but longer leases considered.

LOCATION

The premises are prominently located on the corner of St Editha's Square and Church Street at the entrance to Middle Entry Shopping Centre which connects the busy open market with the pedestrianised George Street and the Ankerside Shopping Centre. Nearby occupiers include Greggs, Betfred, Pound Bakery and Portland Eye Care. The premises also overlook the former Co-Op Department Store which has been redeveloped for Tamworth College.

DESCRIPTION

The premises are set across ground, first floor and basement. Comprising a large retail area at ground floor with extensive glazing and return frontage, basement storage and ancillary accommodation at first floor in the form of offices, staff room, kitchen and WC's.

Area	SqFt	SqM
Ground Floor	2,382	221.29
First Floor	1,888	175.4
Basement	626	58.16
Total Floor Area	4,896	454.84



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TERMS

The premises are currently held on a lease expiring 23rd March 2026 at a current rental of £52,000 per annum.

The premises are available by way of a sub-lease for the remainder of the term. Alternatively, a new lease on terms to be agreed will be considered.

ASKING RENT

£52,000 per annum exclusive

SERVICE CHARGE

A service charge will be payable by the tenant towards the cost of common areas maintenance etc. Further details are available on request.

EPC

Energy Performance Rating B-50. Certificate available on request.

BUSINESS RATES

Rateable Value £66,000 Rates Payable 2024/2025 £32,934 prior to any transitional arrangements or small business relief.

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

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

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 we understand will be payable.

VIEWING

Strictly by prior appointment, please contact:

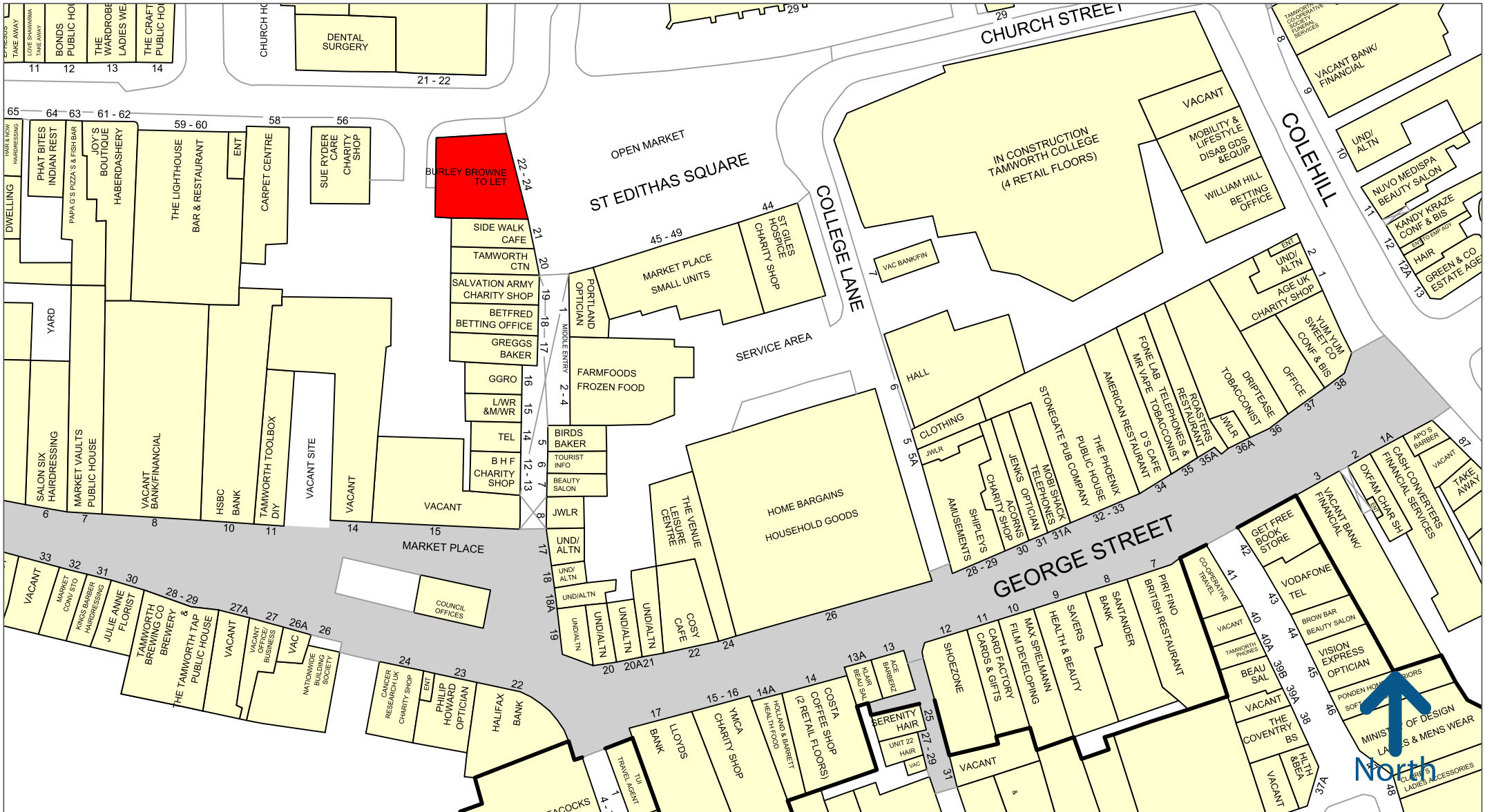


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50 metres

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