

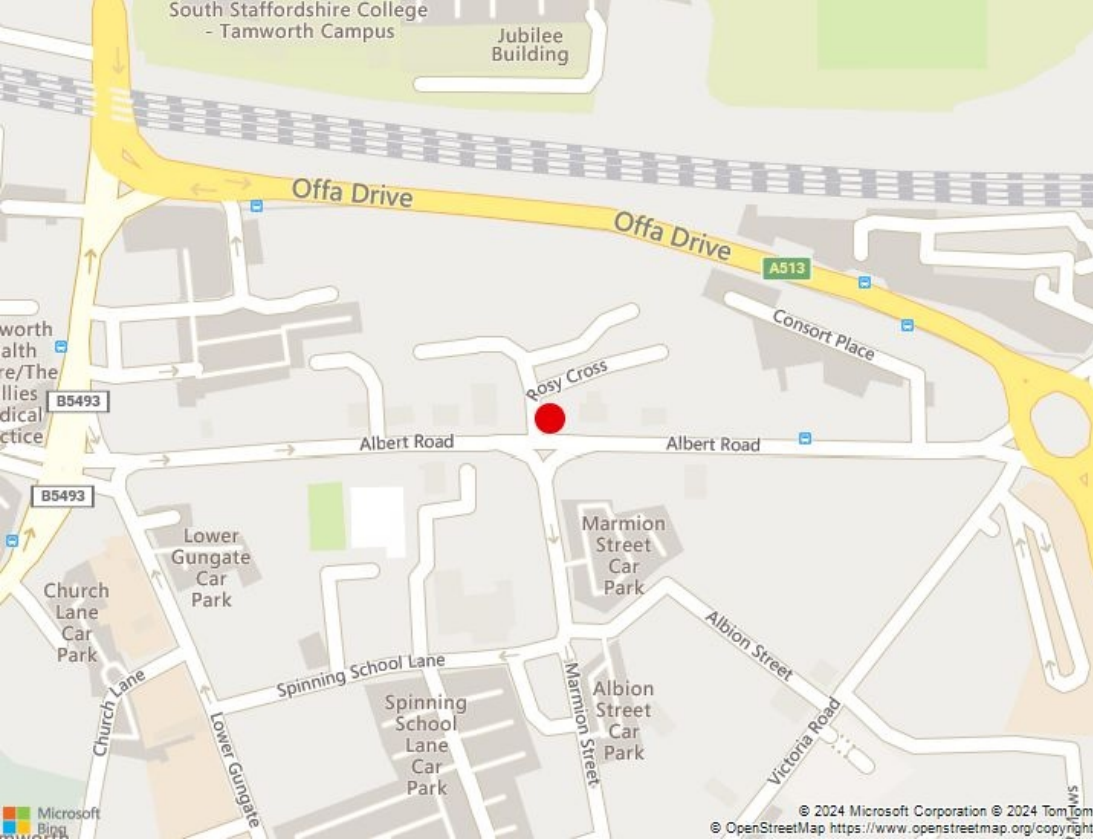
# TWO SELF CONTAINED OFFICES TO LET OR FOR SALE

21 And 21A Albert Road, Tamworth, Staffordshire, B79 7JS

2,691 SqFt (249.99 SqM) | £425,000 offers in excess of







## KEY FEATURES

- An investment opportunity as offices or as conversion to residential (subject to appropriate permissions)
- Good transport links close to bus routes and the railway station
- Within walking distance of all amenities including retail provisions
- Self contained and open plan offices
- Car parking to the rear
- Available for purchase as a whole or separately.

## LOCATION

The properties are prominently located on Albert Road close to its junction with Marmion Street. The immediate surrounding area comprises a variety of residential and commercial premises with neighbouring occupiers including accountants, a funeral director and a care provider. Tamworth Town Centre is within easy walking distance providing access to all local amenities. Tamworth Railway Station is also a short walk from the properties providing regular train services on the West Coast Mainline to London Euston and regular services on the Birmingham to Derby line.

## DESCRIPTION

The subject properties comprises two self-contained offices, one with an open plan floor plate across ground and first floors and another with cellular office accommodation across both floors and a basement. WCs and kitchens are available in both properties and a rear car parking area. The property benefits from gas central heating serving radiators, LED lighting, carpeted flooring, surface power, plaster painted and decorative walls. The properties are available as a whole or may be purchased separately, further details available upon request.



Area	SqFt	SqM
21 Albert Road	1,301	120.86
21a Albert Road	1,390	129.13
<b>Total Floor Area</b>	<b>2,691</b>	<b>249.99</b>

**21 And 21A Albert Road, Tamworth, Staffordshire B79 7JS**



## BUSINESS RATES

Business Rateable Value - 21 - £17,750

Business Rateable Value - 21a - £18,500

## LEGAL COSTS

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

## VAT

All figures quoted are exclusive of VAT which we understand will not be applicable.

## VIEWING

Strictly by prior appointment, please contact:



Eleanor Robinson

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E: [eleanor.robinson@burleybrowne.co.uk](mailto:eleanor.robinson@burleybrowne.co.uk)

## TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed or freehold with vacant possession.

## ASKING PRICE

£425,000 offers in excess of

## SERVICE CHARGE

There is an adhoc service charge for any maintenance of the rear car park.

## EPC

EPC Rating D - 89

A full copy of the Energy Performance Certificates are available upon request.

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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.

## 21 Albert Road

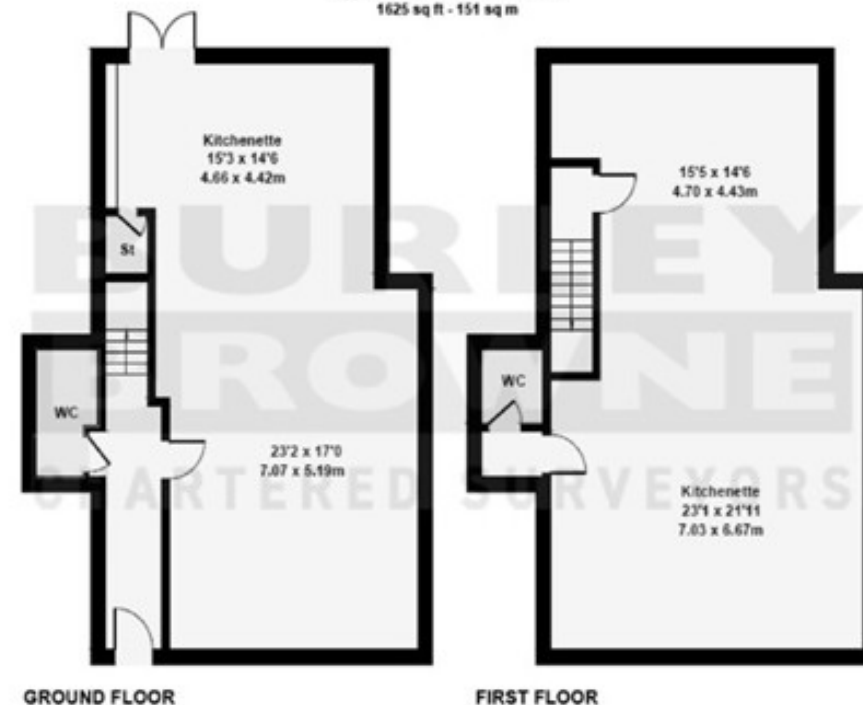
Approximate Gross Internal Area  
2271 sq ft - 211 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
Produced by Potterplans Ltd. 2021

## 21A Albert Road, Tamworth B79 7JS

Approximate Gross Internal Area  
1625 sq ft - 151 sq m



Not to Scale. Produced by The Plan Portal 2023  
For illustrative purposes only.



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