



FREEHOLD MIXED USE TOWN CENTRE INVESTMENT FOR SALE

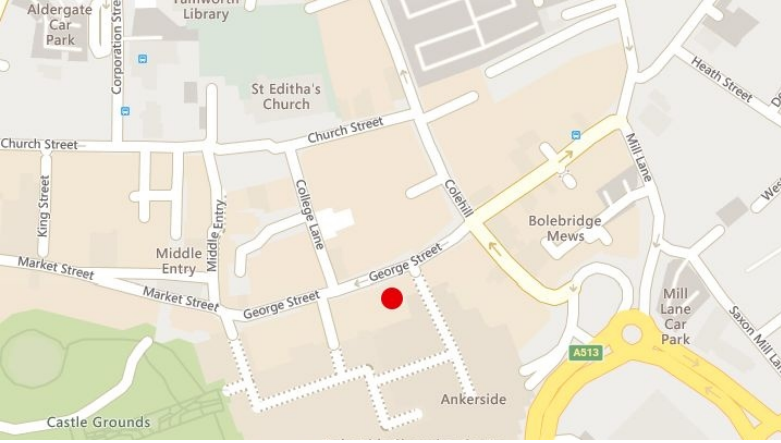
9-10 George Street, Tamworth, Staffordshire, B79 7LH



5,838 SqFt (542.35 SqM) | Offers Around £695,000

Key Features

- Opportunity to acquire mixed use investment
- Let to strong multiple retailers; Savers and Max Spielmann
- Sale price - offers in the region of £695,000
- Prominent prime location
- Commercial rent £55,500 per annum exclusive
- Further Residential Development potential (STP)



LOCATION

Tamworth is a large market town located 14 miles north east of Birmingham City Centre. The property is located in a prominent location on George Street, principal pedestrianised retail area in the heart of Tamworth Town Centre. Neighbouring retailers include **Card Factory**, **Costa Coffee** and **Bargain Madness**.

DESCRIPTION

A three storey mixed use investment comprising two retail units; 9 George Street let to **Savers Health and Beauty Limited** and 10 George Street let to **Max Spielmann Limited** with four self-contained flats above, all of which are held on 125 year ground leases. Additional residential development potential at the rear to the first floor is considered (STP).

Area	SqFt	SqM
Savers Ltd - Unit 9 Ground Floor & Basement	5,321	494.32
Max Spielmann - Ground Floor	517	48.03
Flats 10a/b/c/d - Not inspected		
Total Floor Area	5,838	542.35

TERMS

Freehold subject to the tenancies referred to below:

TENANCIES

No. 9 - Savers Health & Beauty Ltd - 5 year lease from 11th August 2023 - £42,000 pax. Tenant break - 11th August 2026.

No.10 - Max Spielmann Ltd - 5 year lease from 1st January 2020 at a rental of £13,500 per annum exclusive.

Flats 10a/10b/10c/10d held on 125 year leases from 2022. All flats pay service charge for upkeep of common areas and building insurance.

ASKING PRICE

Offers around £695,000.

DATA ROOM

A full suite of information including leases and Land Registry information is available to view and download - access requires registration which can be obtained via our website - [click here](#)

EPC

Energy Performance Certificates available upon request

BUSINESS RATES

Unit 9 - Savers - Current rateable value £61,500

Unit 10 - Max Spielmann - Current rateable value £13,750

Flat 10a/b/c/d - Council Tax Band A

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. For a company, any person owning more than 25% must provide the same.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction, although an undertaking to cover the sellers legal costs in the event that they withdraw once a sale is agreed and solicitors instructed will be required.

VAT

All figures quoted are exclusive of VAT which may be payable.

VIEWING

Strictly by prior appointment, please contact:



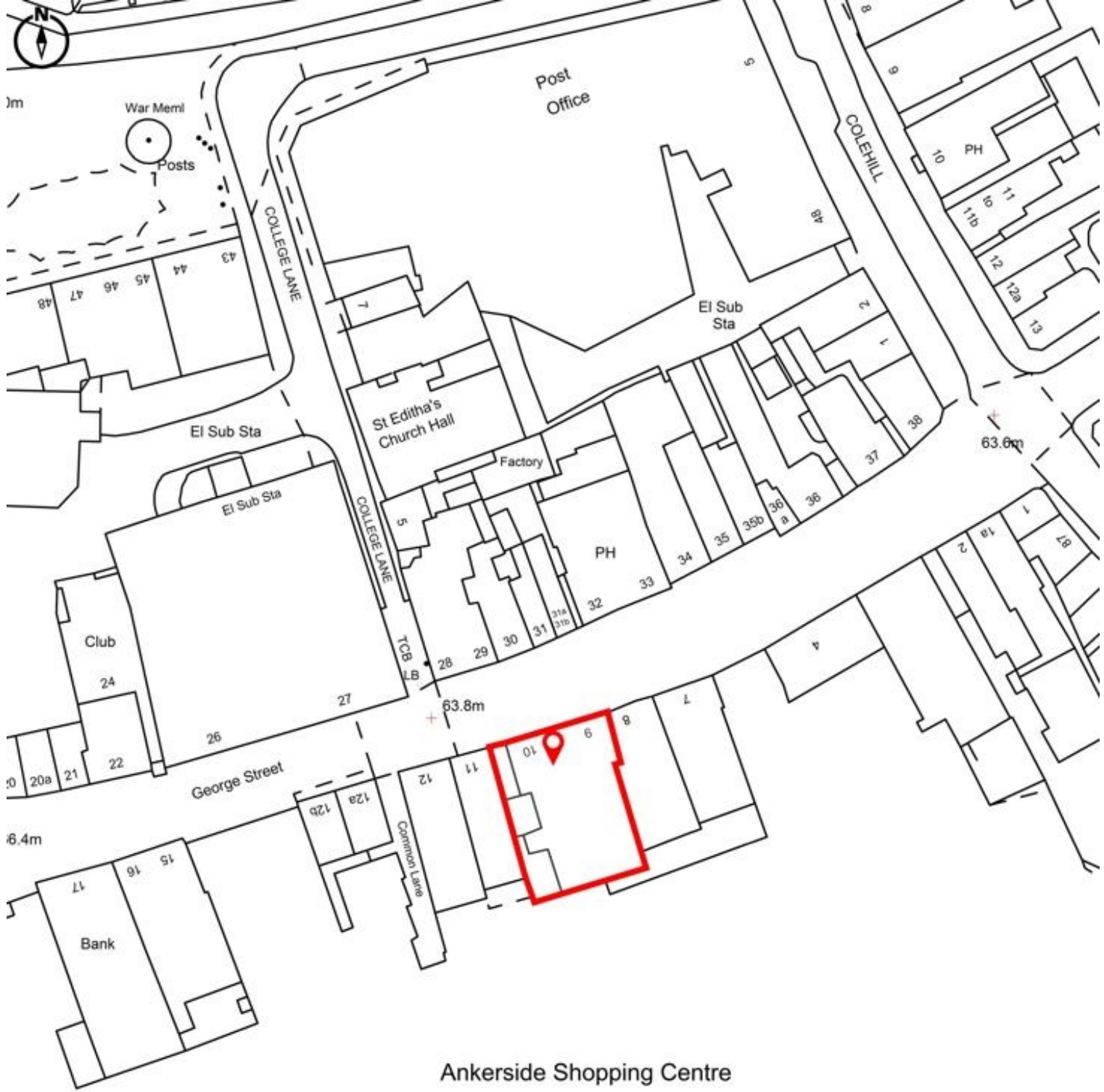
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Ankerside Shopping Centre



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