

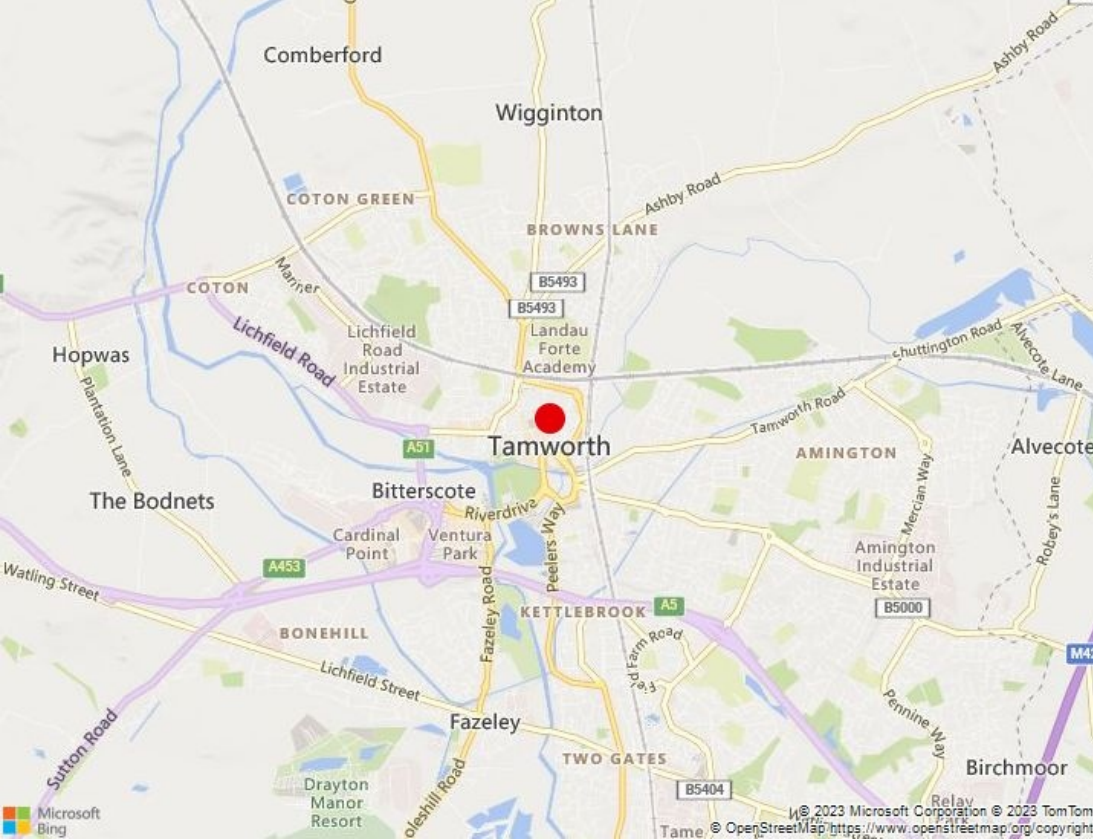
# OFFICES / FORMER VETS - TO LET / MAY SELL

28 Marmion Street, Tamworth, Staffordshire, B79 7JG

1,422 SqFt (132.1 SqM) | Guide Price: Offers in excess of £185,000 / £13,500 per annum exclusive







## KEY FEATURES

- Cellular style accommodation
- Arranged over two floors with external stores
- 4 car parking spaces
- Walking distance of Tamworth Railway Station
- Within driving distance of the A5 & M42 Motorway
- Situated within Tamworth Town Centre

## LOCATION

The subject property is situated on the western side of Marmion Street within Tamworth Town Centre. Marmion Street is a one-way road having nearby access with Bolebridge Street, the latter of which provides access to Riverdrive and further with the A5 trunk road. This in turn has access with the M42 Motorway at Junction 10.

## DESCRIPTION

The subject property comprises a two storey end of terrace property previously occupied by a former veterinary practice providing car parking to the side elevation for 4 cars, accessed via a shared driveway from Marmion Street within Tamworth town centre.



Area	SqFt	SqM
GF OFFICES	866	80.45
FF OFFICES	556	51.65
<b>Total Floor Area</b>	<b>1,422</b>	<b>132.1</b>

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## TERMS

The property is available on the basis of a new Full Repairing and Insuring lease, the terms for which are to be agreed by negotiation.

Alternatively, a sale of the freehold may be considered - details on application.

## ASKING PRICE / RENT

**Guide Price** - Offers in excess of £185,000

**Rental** - £13,500 per annum exclusive

## EPC

Assessment awaited.

## BUSINESS RATES

Rateable Value £8,600 obtained from the Valuation Office Rating List. However, businesses may benefit from 100% small business rates relief in 2023/24 on this property.

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 may be payable in this instance - solicitors to confirm.

## VIEWING

Strictly by prior appointment, please contact:



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# 28 Marmion Street, Tamworth



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