



# FREEHOLD MIXED USE TOWN CENTRE INVESTMENT FOR SALE

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



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

## Key Features

- Opportunity to acquire mixed use investment
- Let to strong retailer - **Savers Health and Beauty**
- Further Residential Development potential (STP)
- Prominent prime location
- Sale price - offers in the region of £695,000



## 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**.

Tamworth is witnessing significant transformation and investment to include the relocation of Tamworth College and a new Enterprise Centre on site of the former Co-Op Department Store and the creation of a new public square at the junction of George Street with Middle Entry Shopping Centre.

## DESCRIPTION

A three storey mixed use investment comprising two retail units; No. 9 let to **Savers Health and Beauty Limited** and No. 10 is available to let. Four self-contained flats above, held on 125 year ground leases. Additional residential development potential at the first floor rear 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	1	0.09
<b>Total Floor Area</b>	<b>5,838</b>	<b>542.35</b>

## TERMS

Freehold subject to the tenancies referred to below.

## TENANCIES

**No. 9 - Savers Health & Beauty Ltd** - 5 year lease from 11th August 2023 at a rental of £42,000 per annum. Tenant break - 11th August 2026.

**No.10** - Available to let at a quoting rental of £13,500 per annum exclusive.

**Flats 10a/10b/10c/10d** held on 125 year leases from 2022. Ground rent of £200pa until 2047, then RPI thereafter. All flats pay service charges for upkeep of common areas & 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](#)

## BUSINESS RATES

Unit 9 - Savers - Current rateable value £61,500  
 Unit 10 - Current rateable value £13,750  
 Flat 10a/b/c/d - Council Tax Band A

## EPC

Energy Performance Certificates are available on request

## 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

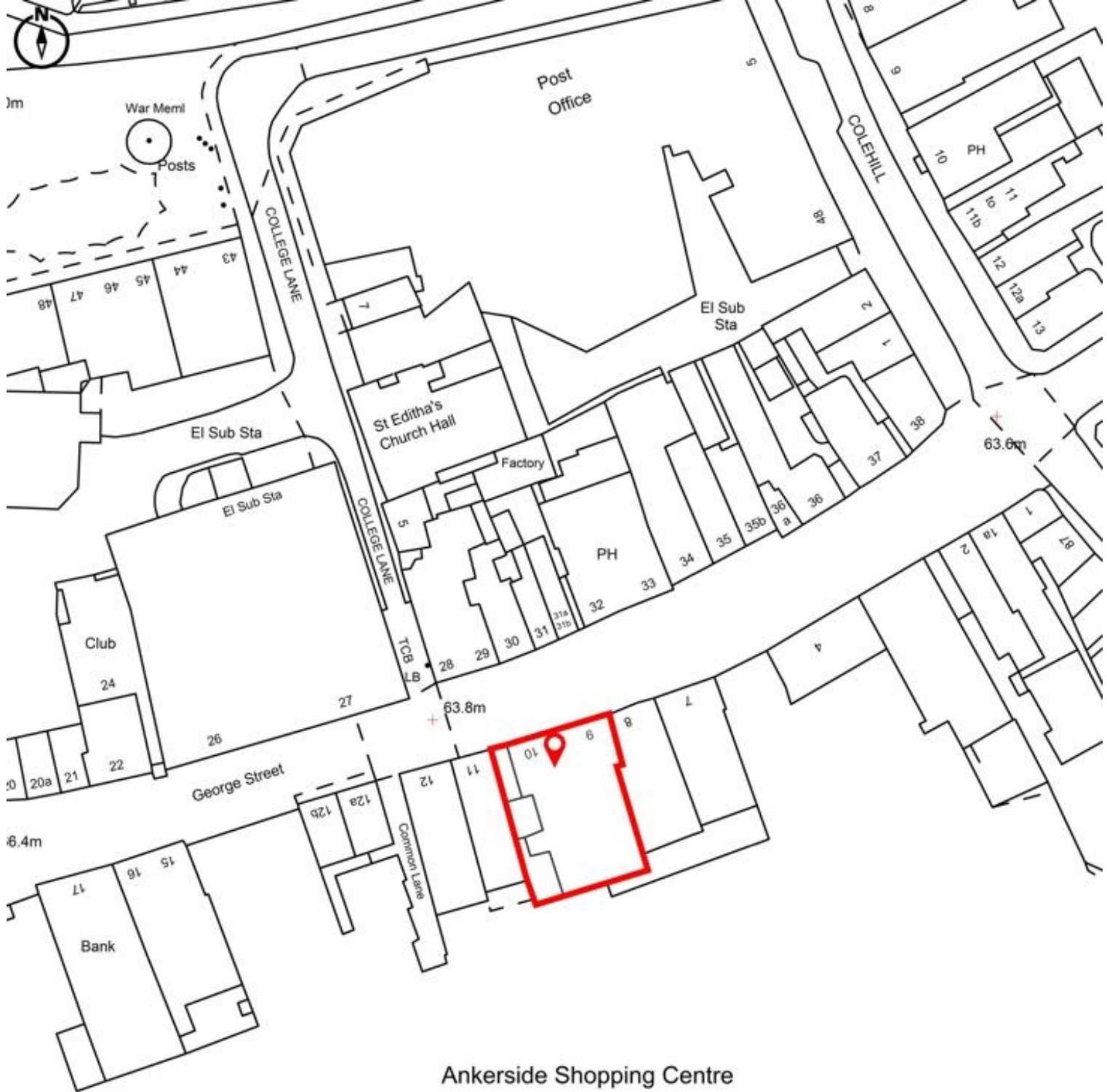
Strictly by prior appointment, please contact:



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





Ankerside Shopping Centre



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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.