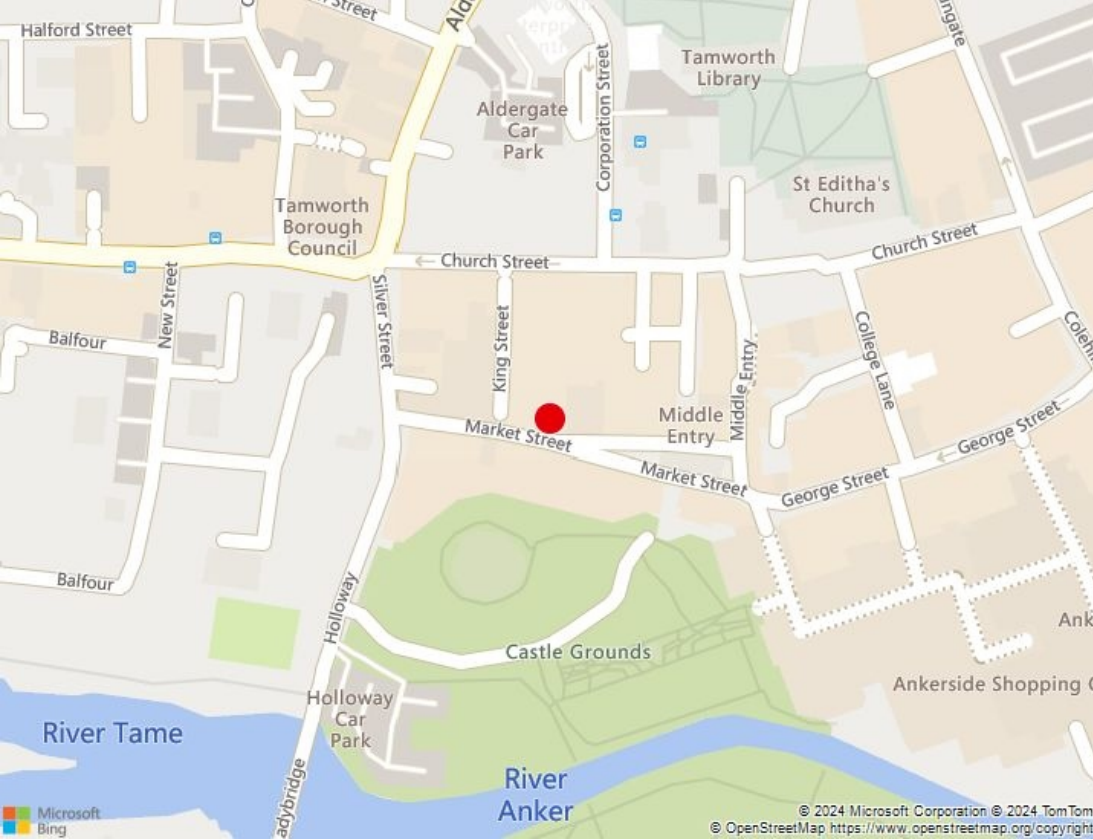


RETAIL UNIT TO LET

6 Market Street, Tamworth, Staffordshire, B79 7LU

672 SqFt (62.43 SqM) | £11,500 per annum exclusive





KEY FEATURES

- Situated in the heart of Tamworth Town Centre
- Attractive shop front
- Open plan sales area
- New Lease
- Self contained retail unit

LOCATION

The property is located on the pedestrianised Market Street in Tamworth town centre immediately adjacent to Market Vaults Pub and with notable retailers within close proximity to include the likes of **Greggs, Home Bargains, Peacocks** and **Costa Coffee**.

Tamworth is witnessing significant transformation and investment which will see a number of projects being delivered including the Gungate Quarter redevelopment, creation of the Enterprise Quarter, St Editha's Square, Castle Gateway and Middle Entry refurbishment, which is transforming the High Street and Tamworth Town Centre into a busy hub.

DESCRIPTION

The property comprises a self contained retail unit that was previously used as a hair salon and provides ground floor sales area, a kitchenette, disabled W.C and small rear storage area. The shop has been well maintained, with vinyl flooring, plastered and painted walls, and fluorescent strip/ spot lighting with wall mounted electric heating.

Area	SqFt	SqM
Ground Floor Sales	649	60.29
Kitchenette	23	2.14
Total Floor Area	672	62.43



6 Market Street, Tamworth, Staffordshire B79 7LU



BUSINESS RATES

Rateable Value £17,250. Rates Payable - £8,608 (2024/2025) prior to any transitional arrangements or small business relief.

However, businesses may benefit from 100% business rate relief in 2021/2022 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 will be payable.

VIEWING

Strictly by prior appointment, please contact:



Emma Hughes MRICS
DDI: 0121 362 1535
Mob: 07510 080210
E: emma.hughes@burleybrowne.co.uk



David Hemming MRICS
DDI: 0121 362 1530
Mob: 07841 234160
E: david.hemming@burleybrowne.co.uk

TERMS

The premises are available by way of 5 year lease or multiples thereof on an internal repairing and insuring basis, plus Service Charge.

ASKING RENT

£11,500 per annum exclusive

SERVICE CHARGE

A Service Charge is payable towards the costs of maintenance of common areas and landscaping.

EPC

Energy Performance Certificate available upon request



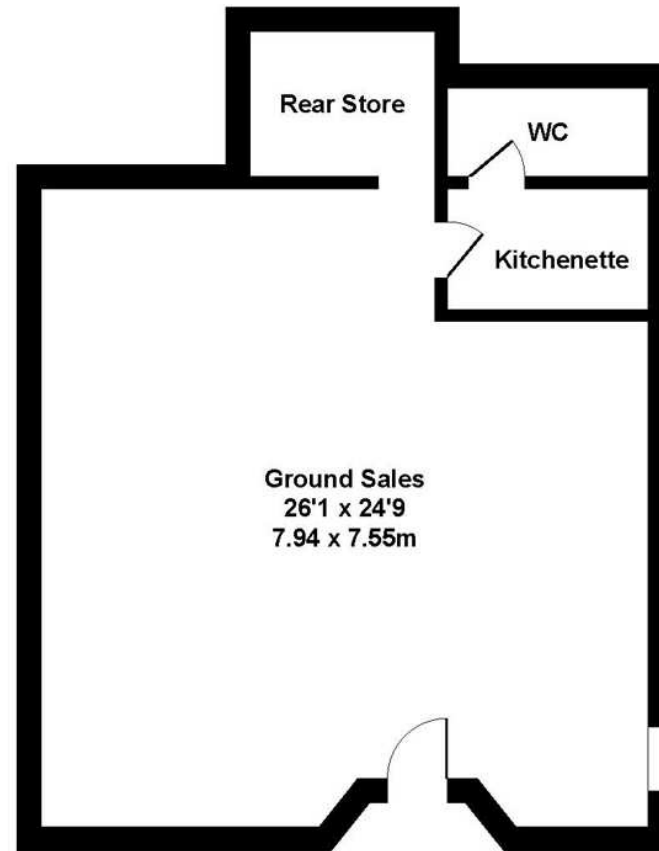
0121 321 3441
www.burleybrowne.co.uk



Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

6 Market Street, Tamworth, Staffordshire, B79 7LU



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.