



FREEHOLD MIXED USE TOWN CENTRE INVESTMENT FOR SALE

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



5,838 SqFt (542.35 SqM) | Offers over £575,000

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 over £575,000



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 Under Offer to Gents Barber. 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
Under Offer - Unit 10 Ground Floor	517	48.03
Flats 10a/b/c/d - Not inspected	1	0.09
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 at a rental of £42,000 per annum. Tenant break - 11th August 2026.

No.10 - Under Offer at £15,500 pa - 5 year lease.

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

ASKING PRICE

Offers over £575,000.

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:

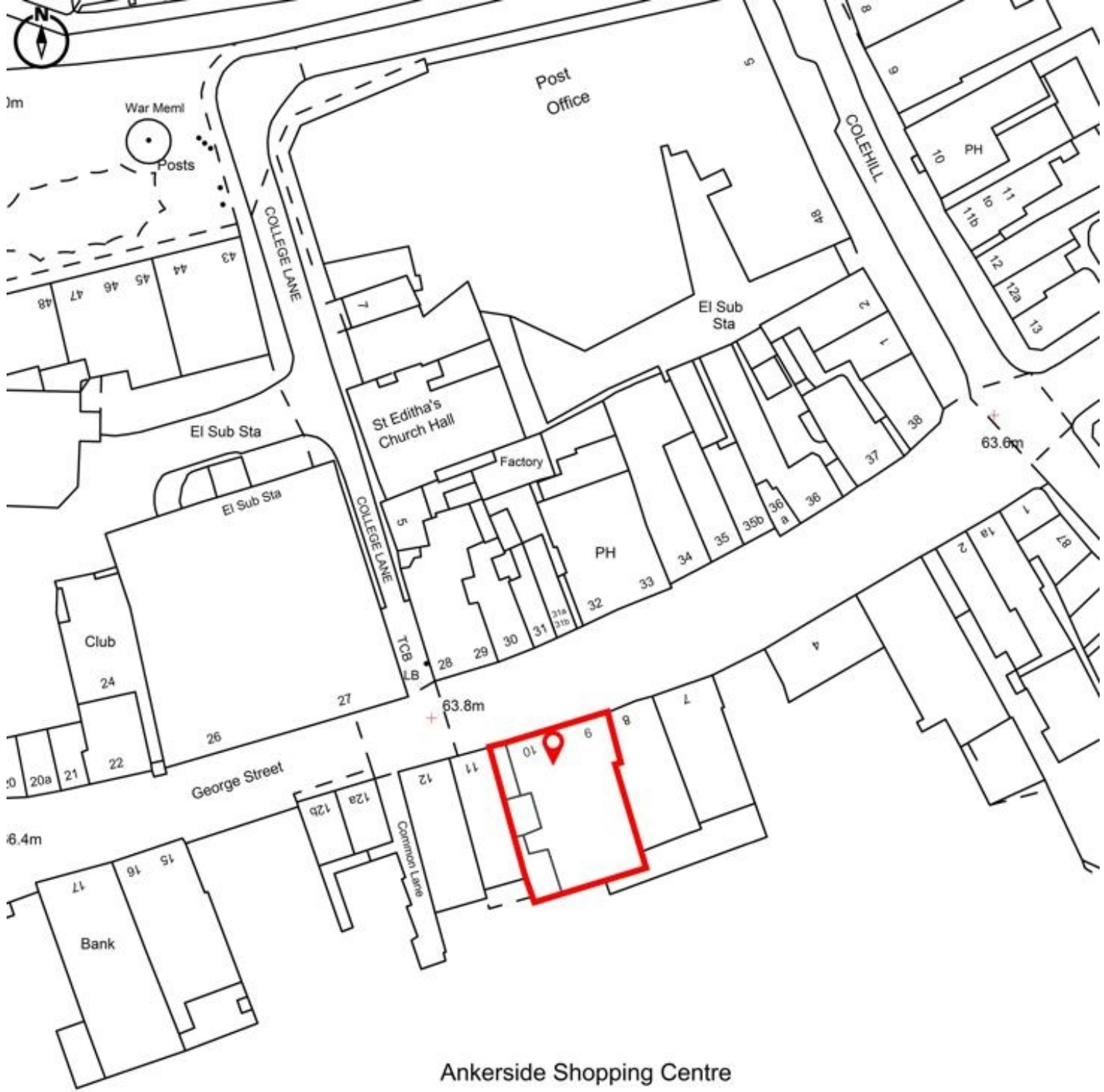


David Hemming MRICS

DDI: 0121 362 1530

Mob: 07841 234160

E: david.hemming@burleybrowne.co.uk



Ankerside Shopping Centre



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.