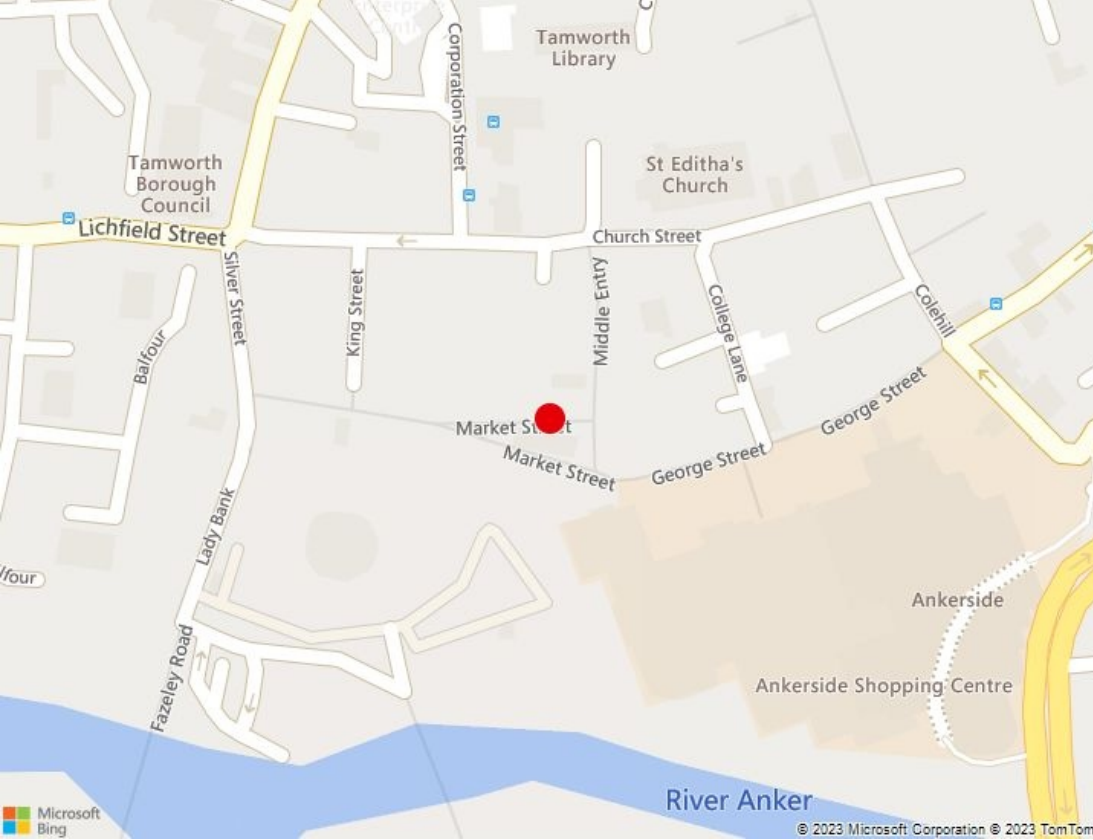


# PROMINENT RETAIL/LEISURE UNIT TO LET

15-16 Market Street Middle Entry Shopping Centre, Tamworth, Staffs, B79 7NJ

3,463 SqFt (321.71 SqM) | £25,000 per annum exclusive





## KEY FEATURES

- Situated in the heart of Tamworth Town Centre
- Prominent frontage to Market Street at the entrance to Middle Entry Shopping Centre
- Open plan sales area across split levels at ground floor
- Glazed frontage
- Recently refurbished
- Rear loading/unloading

## LOCATION

Middle Entry Shopping Centre occupies a strong trading location in the heart of Tamworth Town Centre and connects St. Editha's Square with the pedestrianised George Street and Ankerside Shopping Centre. Neighbouring retailers include Greggs, Pound Bakery, British Heart Foundation, Farm Foods and Betfred.

Tamworth is witnessing significant transformation to include the relocation of Tamworth College and Enterprise Centre on the site of the former Coop department store overlooking St Edithas Square plus a new public square at the junction of George Street and Market Street, close to the subject premises and the entrance to Middle Entry.

## DESCRIPTION

The property comprises a recently refurbished retail unit with prominent glazed frontage onto Market Street but which forms part of Middle Entry Shopping Centre. The property provides open plan retail sales area across split levels at ground floor together with ancillary storage and WC at first floor. Rear servicing.



Area	SqFt	SqM
Ground Floor Sales	1,686	156.63
First Floor Ancillary	1,777	165.08
<b>Total Floor Area</b>	<b>3,463</b>	<b>321.71</b>

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## TERMS

The retail unit is available by way of a new lease for a term of 5 years or multiples thereof.

## ASKING RENT

£25,000 per annum exclusive

## SERVICE CHARGE

A Service Charge will be payable by the tenant towards the cost of common area maintenance etc. Further details upon request.

## EPC

A copy of the Energy Performance Certificate for each unit is available upon request.

## BUSINESS RATES

To be re-assessed for rating purposes.

Interested parties are advised to make their own enquiries with the Local Authority (Tamworth) for verification purposes.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## VAT

All figures quoted are exclusive of VAT. It is understood that VAT will be applicable in this instance.

## VIEWING

Strictly by prior appointment, please contact:



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