

GROUND FLOOR RETAIL UNIT TO LET

22-24 Middle Entry, Tamworth, Staffordshire, B79 7NJ

3,000 SqFt (278.7 SqM) | On Application





KEY FEATURES

- Situated in the heart of Tamworth Town Centre.
- Prominent Corner Location
- Neighbouring retailers include Greggs, Farm Foods and Betfred.
- Adjacent to the new Tamworth College development
- Available mid April 2025
- May Split

LOCATION

The premises are prominently located on the corner of St Edithas Square and Church Street at the entrance to Middle Entry Shopping Centre which connects the busy open market with the pedestrianised George Street and the Anchorside Shopping Centre. Nearby occupiers include Greggs, Betfred, Pound Bakery and Portland Eye Care. The premises also overlook the former Co-Op Department Store which has been redeveloped for Tamworth College.

DESCRIPTION

The premises are set across ground floor and basement, comprising a large retail area at ground floor with extensive glazing and return frontage together with basement storage. The retail unit is being refurbished to a 'white box' specification to provide open plan ground floor sales area and will be available mid April 2025. Potential to split, further details on application.

Area	SqFt	SqM
Ground Floor	2,382	221.29
Basement	626	58.16
Total Floor Area	3,008	279.45



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TERMS

The property is available by way of a new 5 year lease or multiples thereof on an effectively full repairing and insuring lease.

ASKING RENT

On Application

SERVICE CHARGE

A service charge will be payable by the tenant towards the cost of common areas maintenance etc. Further details are available on request.

EPC

Energy Performance Rating B-50. Certificate available on request.

BUSINESS RATES

Rateable Value £66,000 Rates Payable 2024/2025 £32,934 prior to any transitional arrangements or small business relief.

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 we understand will be payable.

VIEWING

Strictly by prior appointment, please contact:



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