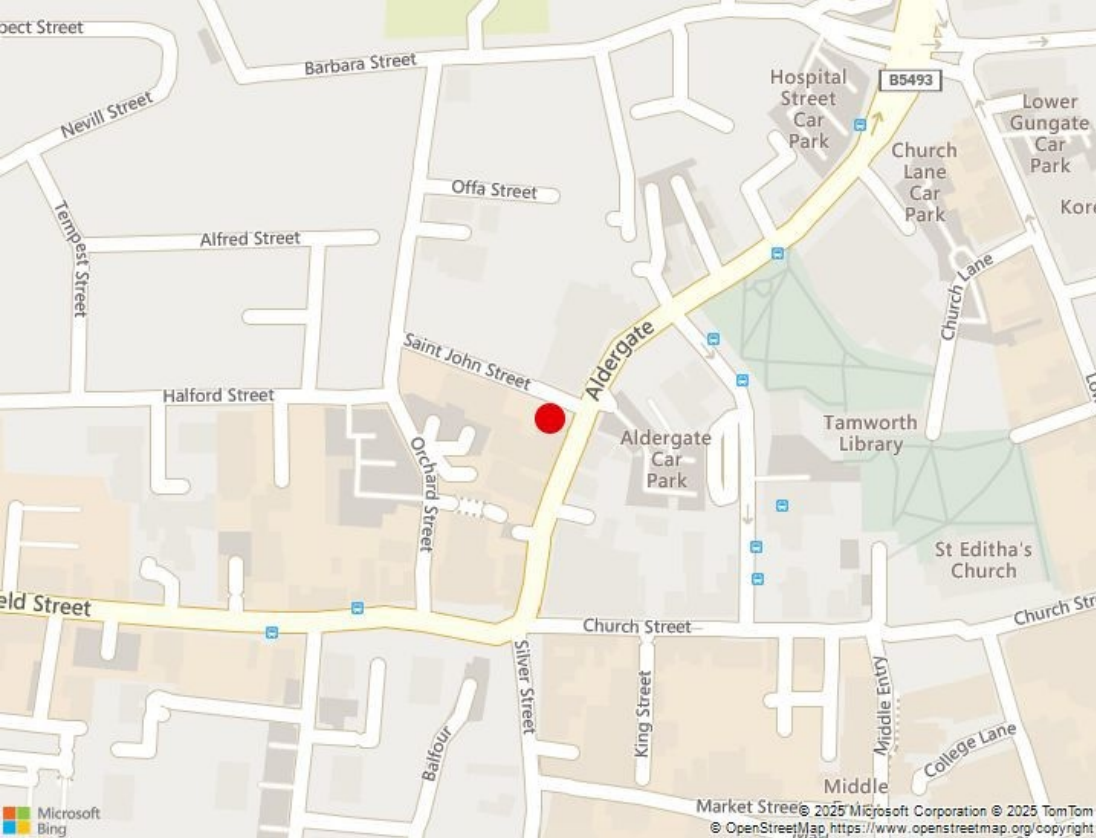


GROUND FLOOR OFFICE / RETAIL UNIT TO LET

5 Aldergate, Tamworth, Staffordshire, B79 7DJ

1,309 SqFt (121.61 SqM) | £19,500 per annum exclusive





KEY FEATURES

- Prominent corner location
- Main road frontage.
- Short walking distance of Tamworth Town Centre.
- Ideally suit office or professional services occupier
- Fitted out to a high standard

LOCATION

The premises are prominently situated on the corner of Aldergate and St. John's Street, within a short walking distance of the town centre, and close to parking and public transport.

The premises are approximately two miles from the A5 Bitterscote junction which provides dual carriageway access to the M42 at Junction 10 and the M6 Toll, Junction 4.

DESCRIPTION

The premises provide self-contained ground floor accommodation fitted out for office use to include two partitioned meeting rooms off the main office area together with rear storage, kitchen and WC's. The premises benefit from suspended ceiling with modern LED lighting and carpeting together with air conditioning.

Area	SqFt	SqM
Ground Floor Office Area	1,062	98.66
Staff area / kitchen and storage	247	22.95
Total Floor Area	1,309	121.61



5 Aldergate, Tamworth, Staffordshire B79 7DJ



TERMS

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

ASKING RENT

£19,500 per annum exclusive

EPC

Energy Performance Rating C-67. Certificate available on request.

BUSINESS RATES

Rateable Value £17,500

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 not be applicable.

VIEWING

Strictly by prior appointment, please contact:



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Garry Johnson

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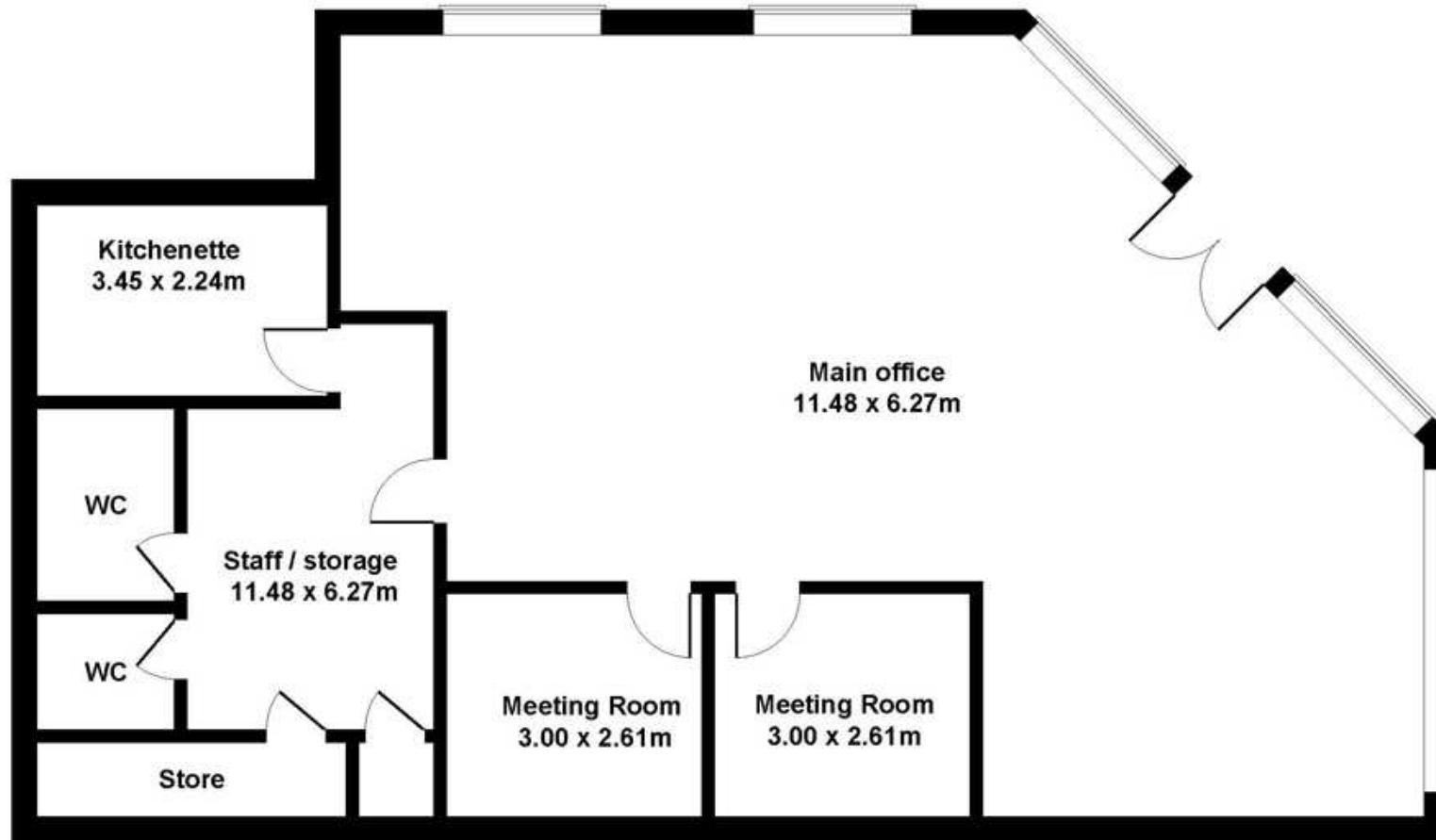
0121 321 3441
www.burleybrowne.co.uk



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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.

5 Aldergate, Tamworth



Not to Scale. Produced by The Plan Portal 2025
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