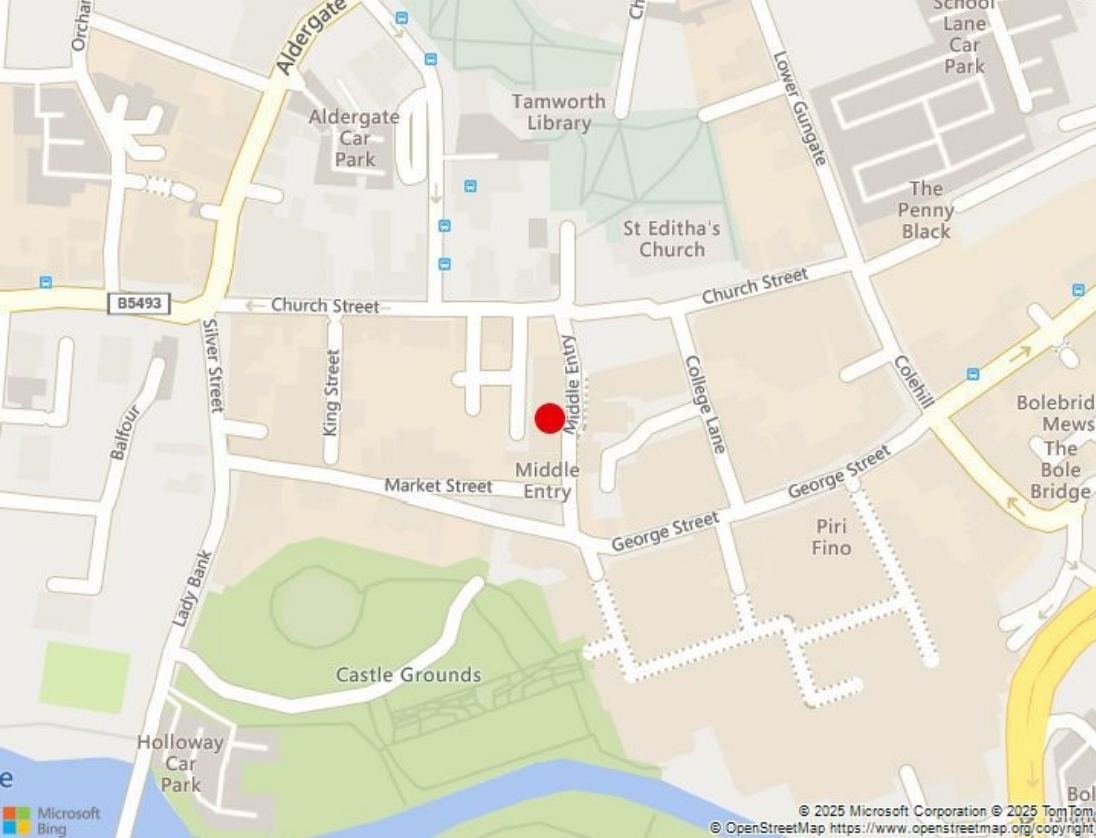


# RETAIL UNIT TO LET

1 Middle Entry, Tamworth, Staffordshire, B79 7NJ

1,767 SqFt (164.15 SqM) | £22,500 per annum exclusive





## 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
- New lease

## LOCATION

The premises are prominently located overlooking St Edithas Square on the entrance to Middle Entry Shopping Centre which connects the busy square with the pedestrianised George Street and the Anchorside Shopping Centre. Nearby occupiers include Greggs, Betfred, Farm Food and Pound Bakery. The premises also overlook the brand new Tamworth College.

## DESCRIPTION

The self contained retail unit with glazed frontages overlooking St Edithas Square and the mall and comprises ground floor retail unit with two partitioned rooms to the rear with staircase to large open plan area together with kitchen and WCs.

Area	SqFt	SqM
Ground Floor Sales Area	748	69.49
First Floor Ancillary	1,019	94.67
<b>Total Floor Area</b>	<b>1,767</b>	<b>164.15</b>



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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

£22,500 per annum exclusive

## SERVICE CHARGE

A service charge is payable towards the management and maintenance of the shopping centre and common areas.

## EPC

Energy Performance Certificate available upon request

## BUSINESS RATES

Rateable Value £25,500

Rates Payable 2024/25 - £12,724.50

Small business rates relief may be available to occupiers and therefore 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:



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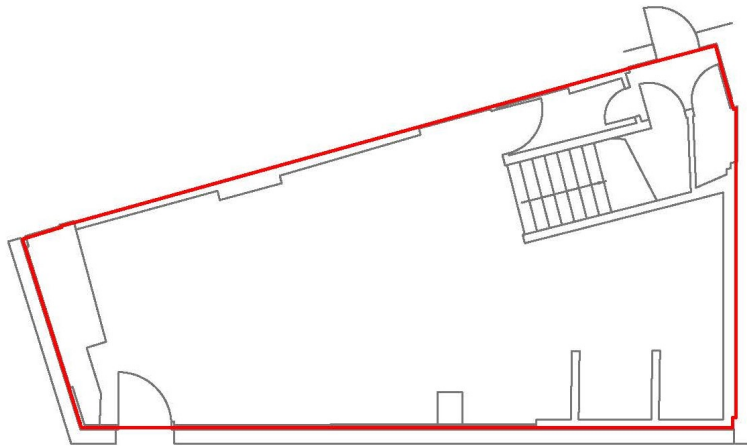


0121 321 3441  
www.burleybrowne.co.uk

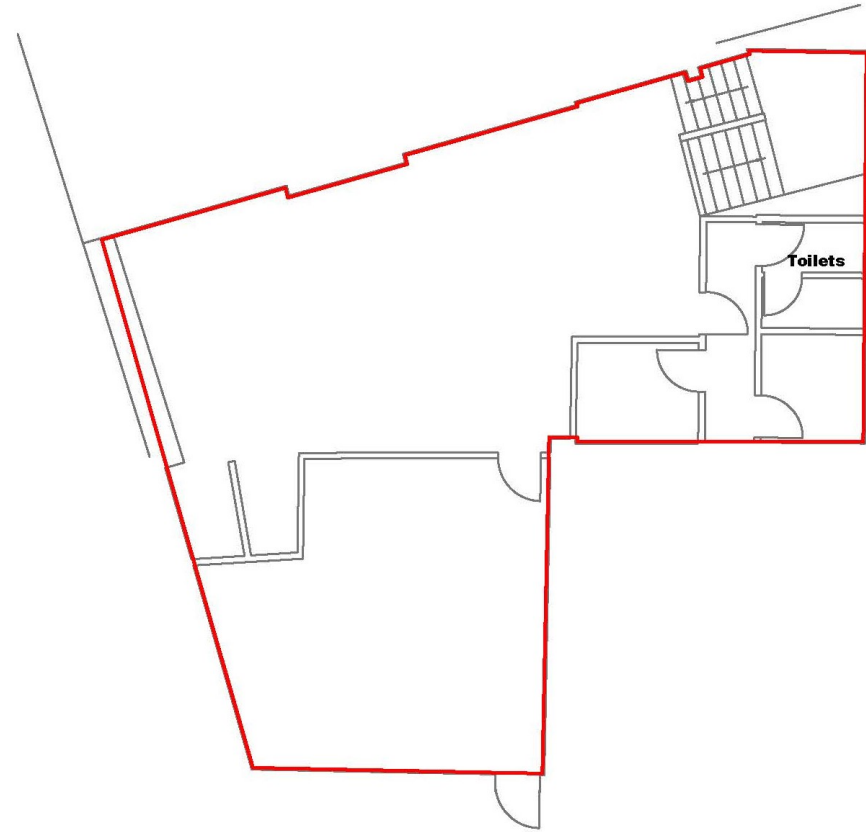


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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



**Ground Floor**



**First Floor**