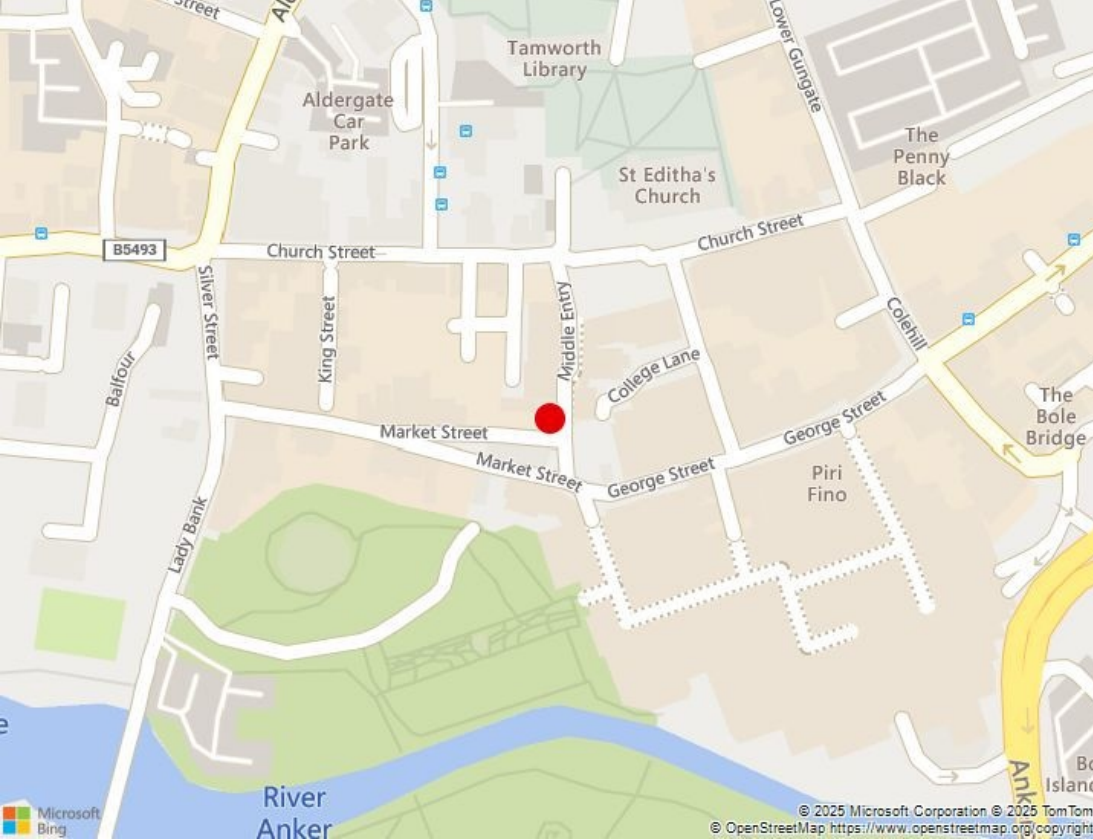


# PROMINENT RETAIL/LEISURE UNIT TO LET

10/11 Middle Entry Shopping Centre, Market Street, Tamworth, Staffs, B79 7NJ

3,466 SqFt (321.99 SqM) | £30,000 per annum exclusive





## KEY FEATURES

- Situated in the heart of Tamworth Town Centre
- Prominent frontages to Market Square at the entrance to Middle Entry Shopping Centre
- Extensive glazed frontage
- Ground Floor sales plus first floor ancillary
- New lease

## 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 is prominently situated on the entrance to Middle Entry Shopping Centre and provides ground floor sales with open plan glazed frontage across split levels on the ground floor with rear servicing. The property benefits from ancillary storage kitchen and WC accommodation on the first floor.

Area	SqFt	SqM
Ground	1,953	181.43
First	1,513	140.56
<b>Total Floor Area</b>	<b>3,466</b>	<b>321.99</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

£30,000 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.

## 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 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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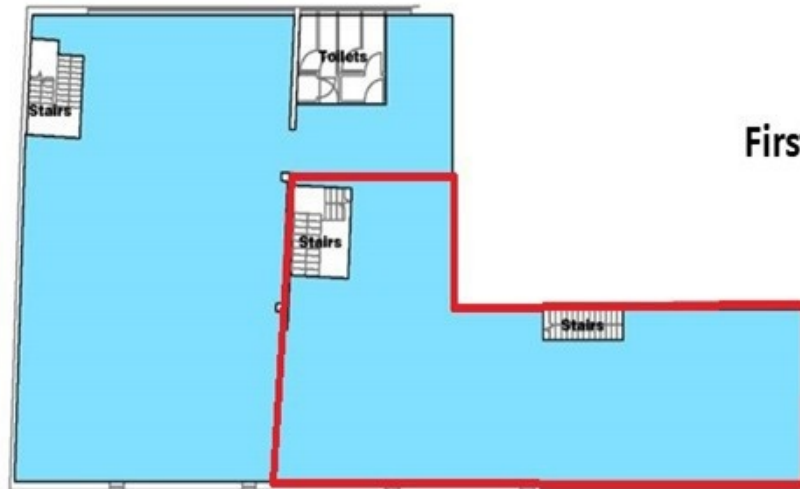


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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



Ground floor



First floor

