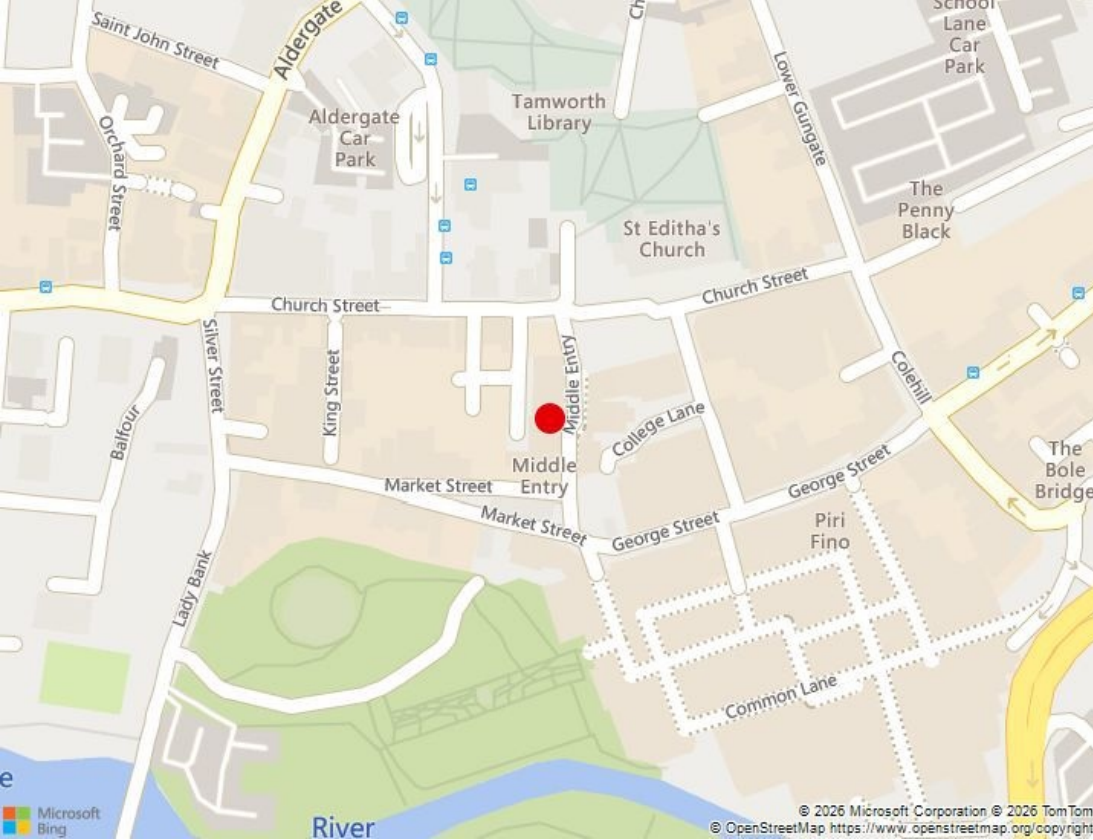


PROMINENT RETAIL UNIT TO LET

Unit 15 Middle Entry Shopping Centre, Tamworth, B79 7NJ

1,014 SqFt (94.2 SqM) | £16,500 per annum exclusive





KEY FEATURES

- Situated in the heart of the Tamworth Town Centre.
- Prominent central location within the parade
- Adjacent to the new Tamworth College
- Neighbouring occupiers include Greggs, Birds Bakery, Farm Foods, British Heart Foundation
- Rear loading/unloading area with kitchenette and WC on both floors
- New Lease

LOCATION

Middle Entry Shopping Centre occupies a strong trading location in the heart of Tamworth Town Centre and connects St. Edithas Square with the pedestrianised George Street and Ankerside Shopping Centre.

Current retailers within Middle Entry Shopping Centre include Greggs, British Heart Foundation, Farmfoods, Betfred, Barclays and Birds Bakery.

DESCRIPTION

The self-contained two storey retail unit comprises of a ground floor sales area with a glazed shop front, kitchenette, WC and an electric external roller shutter with a loading/unloading area to the rear. The first floor consists of ancillary storage, kitchenette and a WC.

Area	SqFt	SqM
Ground Floor Sales	583	54.16
First Floor Ancillary	431	40.04
Total Floor Area	1,014	94.2



Unit 15 Middle Entry Shopping Centre, Tamworth B79 7NJ



TERMS

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

ASKING RENT

£16,500 per annum exclusive

SERVICE CHARGE

A Service Charge will be payable by the tenant towards the maintenance and upkeep of common areas. Further details on application.

EPC

EPC Rating Band C - 63.

A full copy of the Energy Performance Certificate is available upon request.

BUSINESS RATES

Rateable Value £12,500 obtained from the Valuation Office Rating List

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 will 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:



David Hemming MRICS

DDI: 0121 362 1530

Mob: 07841 234160

E: david.hemming@burleybrowne.co.uk



Garry Johnson

DDI: 0121 362 1535

Mob: 07510 080210

E: garry.johnson@burleybrowne.co.uk



**BURLEY
BROWNE**
CHARTERED SURVEYORS
0121 321 3441



**BURLEY
BROWNE**
CHARTERED SURVEYORS
0121 321 3441



**BURLEY
BROWNE**
CHARTERED SURVEYORS
0121 321 3441



**BURLEY
BROWNE**
CHARTERED SURVEYORS
0121 321 3441

0121 321 3441
www.burleybrowne.co.uk



Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

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