

LARGE RETAIL UNIT TO LET

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

4,896 SqFt (454.84 SqM) | Rent 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
- Rental Incentives Available

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 and Farm Foods. The premises also overlook the new Tamworth College campus building.

DESCRIPTION

The premises are set across ground, first floor and basement, with the ground floor comprising a large retail area with partitioned areas off, extensive glazing and return frontage together with a first floor providing additional offices, staff room and WCs. Basement storage.

Area	SqFt	SqM
Ground Floor	2,382	221.29
First Floor	1,888	175.4
Basement	626	58.16
Total Floor Area	4,896	454.84



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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 2025/2026 £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:





David Hemming MRICS

DDI: 0121 362 1530

Mob: 07841 234160



E: david.hemming@burleybrowne.co.uk

 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.

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