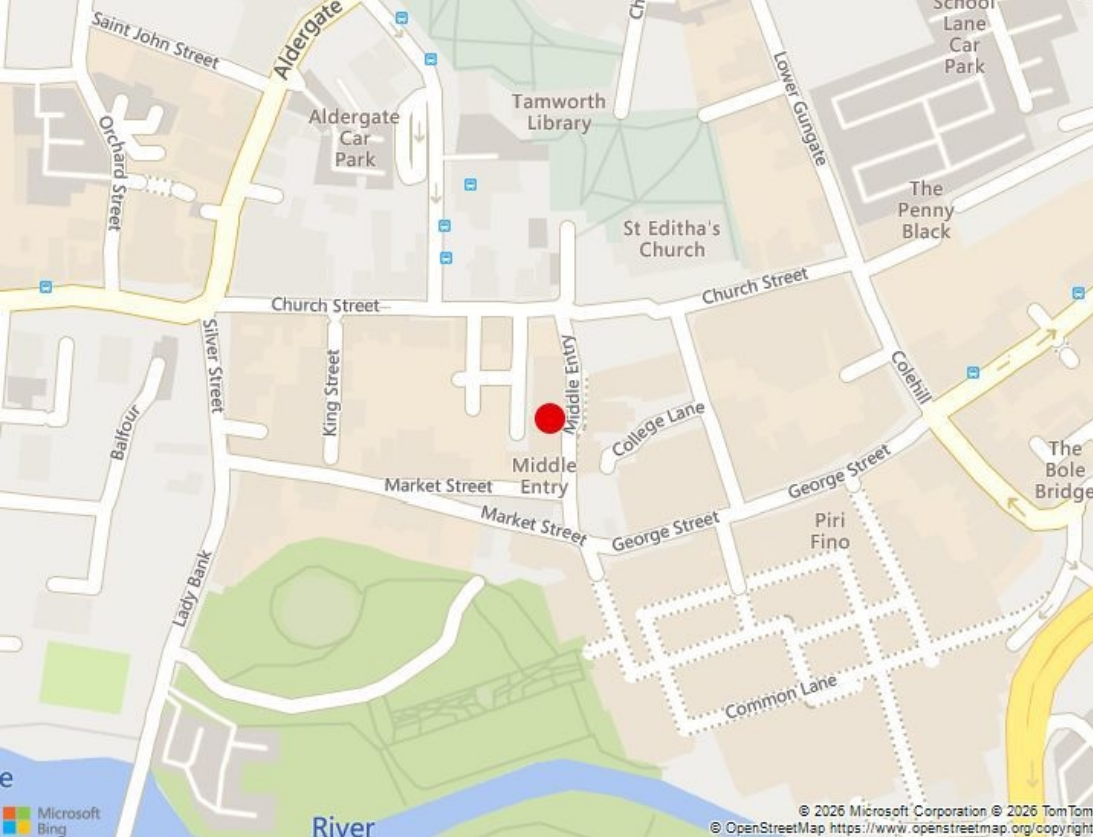


PROMINENT RETAIL UNIT TO LET

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

1,014 SqFt (94.2 SqM) | £17,000 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

£17,000 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

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0121 321 3441
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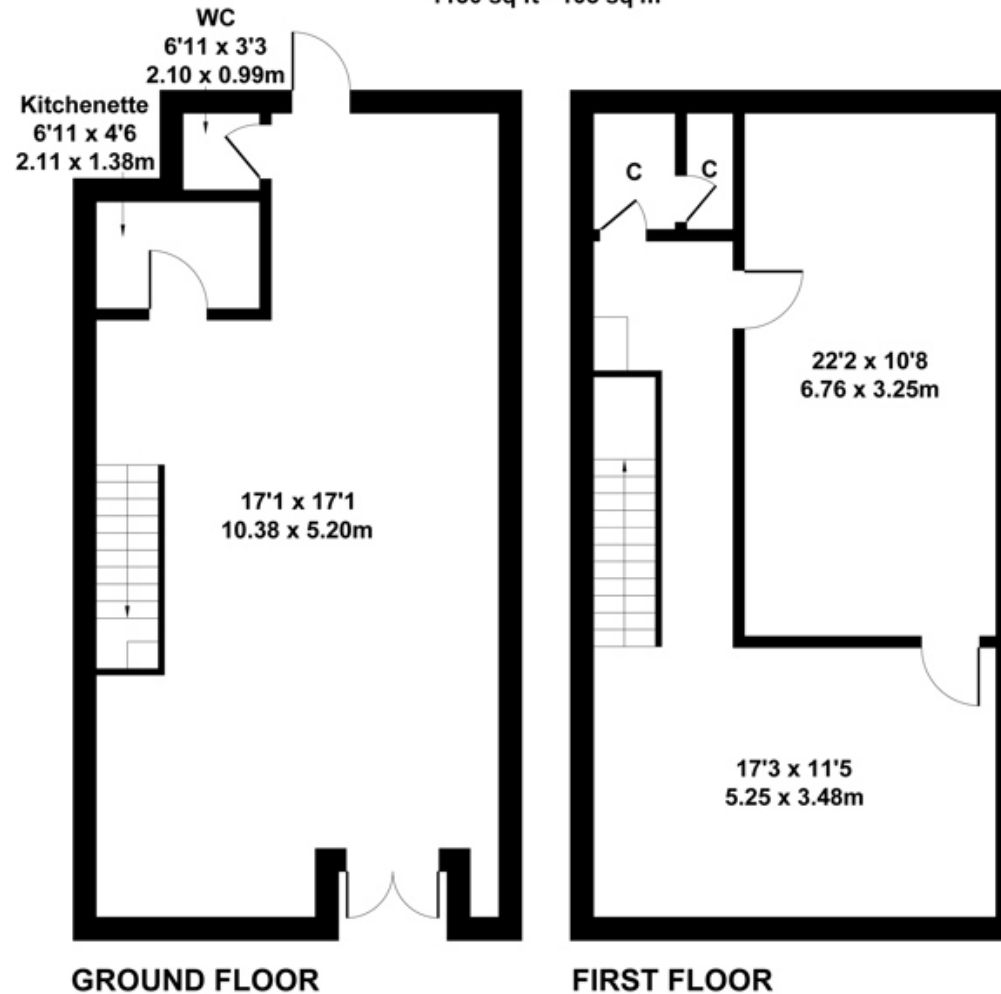


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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

B79 7NJ

Approximate Gross Internal Area
1130 sq ft - 105 sq m



Not to Scale. Produced by The Plan Portal 2026
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