



# FREEHOLD MIXED USE TOWN CENTRE INVESTMENT FOR SALE

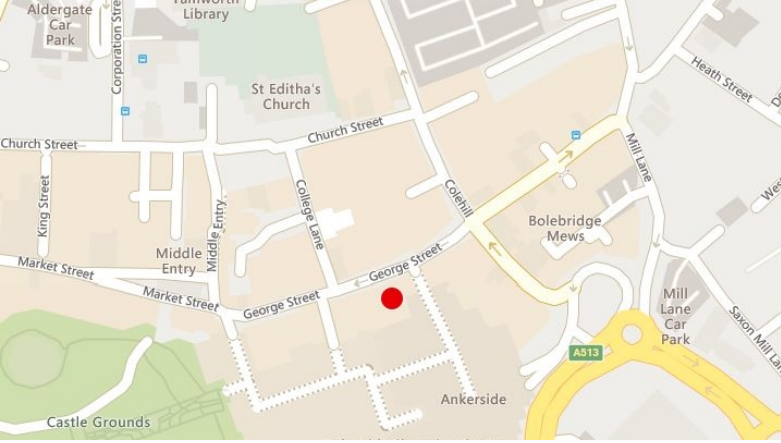
9-10 George Street, Tamworth, Staffordshire, B79 7LH



**5,838 SqFt (542.35 SqM) | offers in excess of £575,000**

## Key Features

- Opportunity to acquire mixed use investment
- Let to Savers Health and Beauty & I-Crack Mobile
- Generating a current rental income of £57,500 pax
- Prominent prime location
- Sale price - offers in excess £575,000
- Further Residential Development potential (STP)



## LOCATION

Tamworth is a large market town located 14 miles north east of Birmingham City Centre. The property is located in a prominent location on George Street, principal pedestrianised retail area in the heart of Tamworth Town Centre. Neighbouring retailers include Card Factory, Costa Coffee and Bargain Madness.

Tamworth is witnessing significant transformation and investment to include the relocation of Tamworth College and a new Enterprise Centre on site of the former Co-Op Department Store and the creation of a new public square at the junction of George Street with Middle Entry Shopping Centre.

## DESCRIPTION

A three storey mixed use investment comprising two retail units; No. 9 let to Savers Health and Beauty Limited and No. 10 to I Crack Mobile. Four self-contained flats above, all of which are held on 125 year ground leases. Additional residential development potential at the rear to the first floor is considered (STP).

Area	SqFt	SqM
Savers Ltd - Unit 9 Ground Floor & Basement	5,321	494.32
I Crack Mobile - Unit 10 Ground Floor	517	48.03
Flats 10a/b/c/d - Not inspected	1	0.09
<b>Total Floor Area</b>	<b>5,838</b>	<b>542.35</b>

## TERMS

Freehold subject to the tenancies referred to below.

**No. 9 - Savers Health & Beauty Ltd** - 5 year lease from 11th August 2023 at a rental of £42,000 per annum. Tenant break - 11th August 2026.

**No.10 - I Crack Mobile** - 10 Year lease from 20th May 2025 at a rental of £15,500 per annum. Tenant break - 20th May 2030

**Flats 10a/10b/10c/10d** held on 125 year leases from 2022. Ground rent of £200 pa until 2047, then RPI thereafter. All flats pay service charges for upkeep of common areas and building insurance.

## ASKING PRICE

Offers in excess of £575,000

## BUSINESS RATES

Unit 9 - Savers - Current rateable value £61,500

Unit 10 - Current rateable value £13,750

Flat 10a/b/c/d - Council Tax Band A

## EPC

Energy Performance Certificates are available on request

## 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, although an undertaking to cover the sellers legal costs in the event that they withdraw once a sale is agreed and solicitors instructed will be required.

## VAT

All figures quoted are exclusive of VAT which may be payable.

## VIEWING

Strictly by prior appointment, please contact:



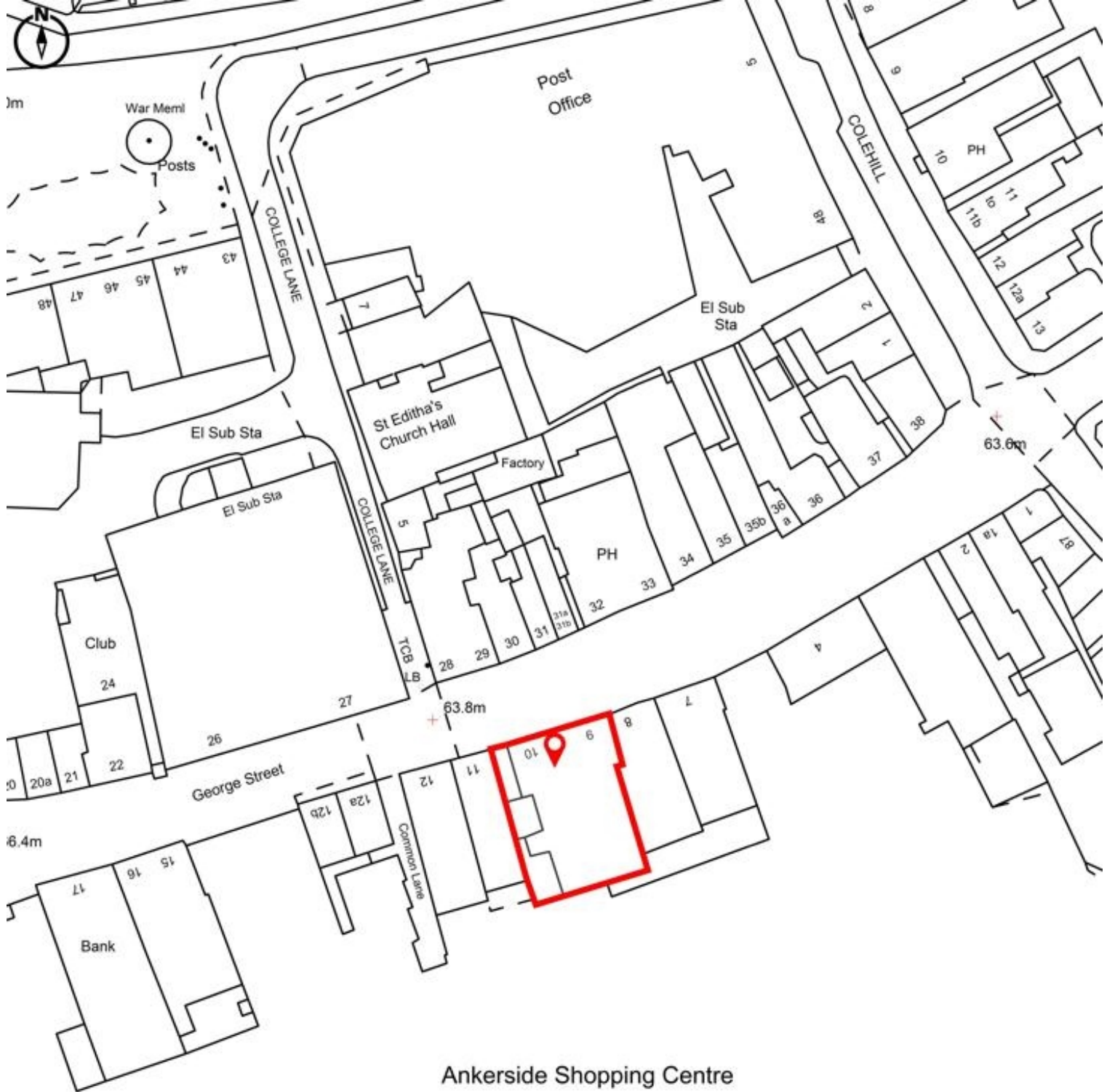
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Ankerside Shopping Centre



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