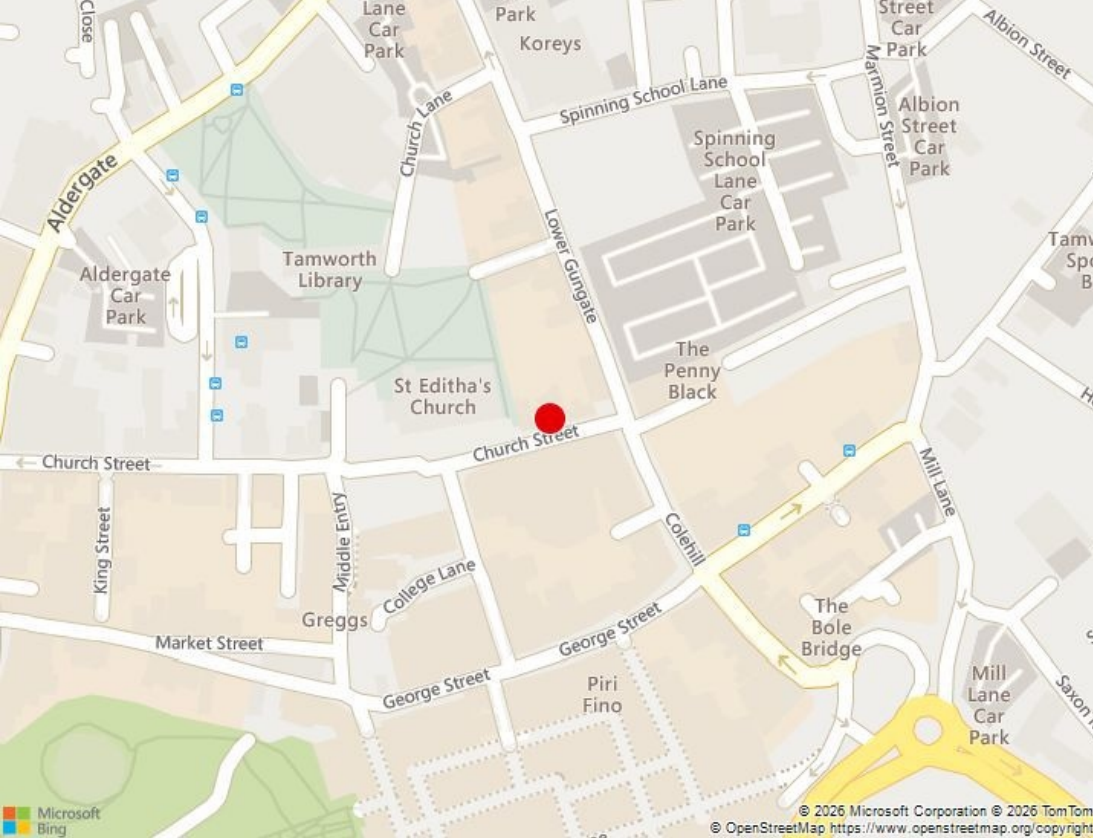


# RETAIL / OFFICE PREMISES FOR SALE / TO LET

30 Church Street, Tamworth, Staffordshire, B79 7BX

2,368 SqFt (219.99 SqM) | FOR SALE: Offers in the region of £250,000 / TO LET: £25,000 per annum exclusive





## KEY FEATURES

- Prominent location in Tamworth town centre
- Close proximity to shopping facilities and parking
- Excellent access to motorway and rail network
- Suitable for a variety of uses
- Secure rear parking

## LOCATION

The property is prominently situated in the heart of Tamworth town centre on Church Street, close to its junction with Colehill, adjacent to the new Tamworth College building and in close proximity to the town's main shopping amenities with a variety of restaurants, bars and pubs close by.

Tamworth town centre is well placed for access to the A5 and M42 (J10). Tamworth Railway Station is a short walk from the property providing regular train services on the West Coast Mainline to London Euston and regular services on the Birmingham to Derby line.

## DESCRIPTION

The premises, most recently occupied by a recruitment agency, provide a prominent glazed frontage with open plan office, three partitioned interview rooms, boardroom, and further office on the ground floor, with two further offices, kitchen, male and female WCs on the first floor. Secure parking to the rear.

Area	SqFt	SqM
Ground Floor	1,738	161.46
First Floor	630	58.53
<b>Total Floor Area</b>	<b>2,368</b>	<b>219.99</b>



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## TERMS

Freehold with vacant possession.

Alternatively, a letting by way of a new 5 year lease or multiples thereof on full repairing and insuring terms will be considered.

## ASKING PRICE / RENT

FOR SALE: Offers in the region of £250,000

TO LET: £25,000 per annum exclusive

## EPC

Energy Performance Rating E-109. Certificate available on request.

## BUSINESS RATES

Rateable Value £17,500

Rates Payable - 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 which may 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](mailto:david.hemming@burleybrowne.co.uk)**

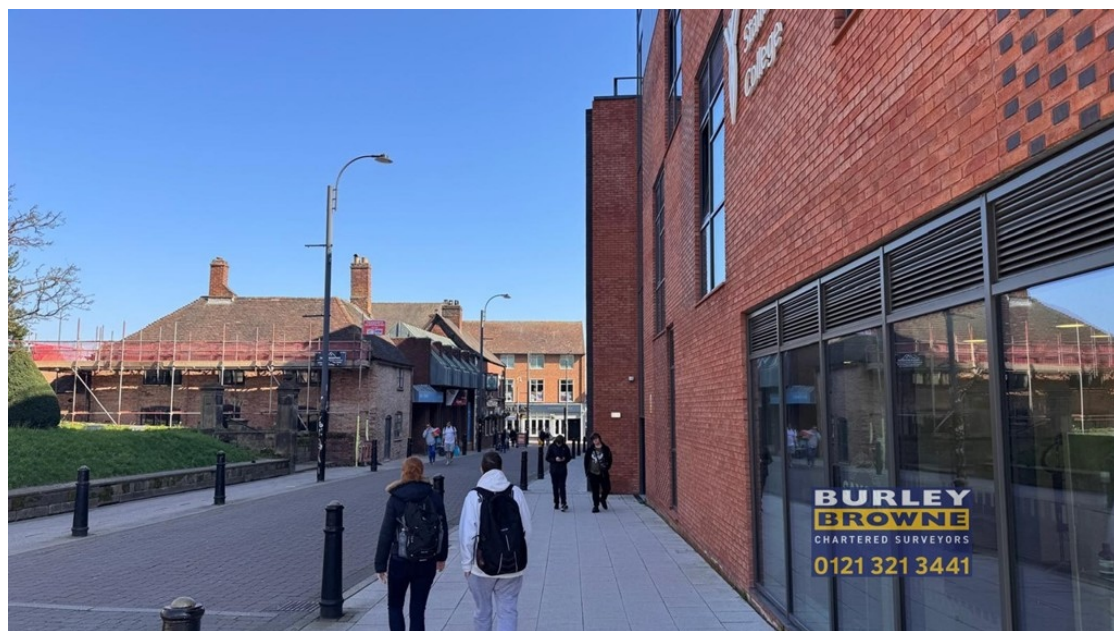


**Daniel Woods**

**DDI: 0121 362 1532**

**Mob: 07926 904587**

**E: [daniel.woods@burleybrowne.co.uk](mailto:daniel.woods@burleybrowne.co.uk)**

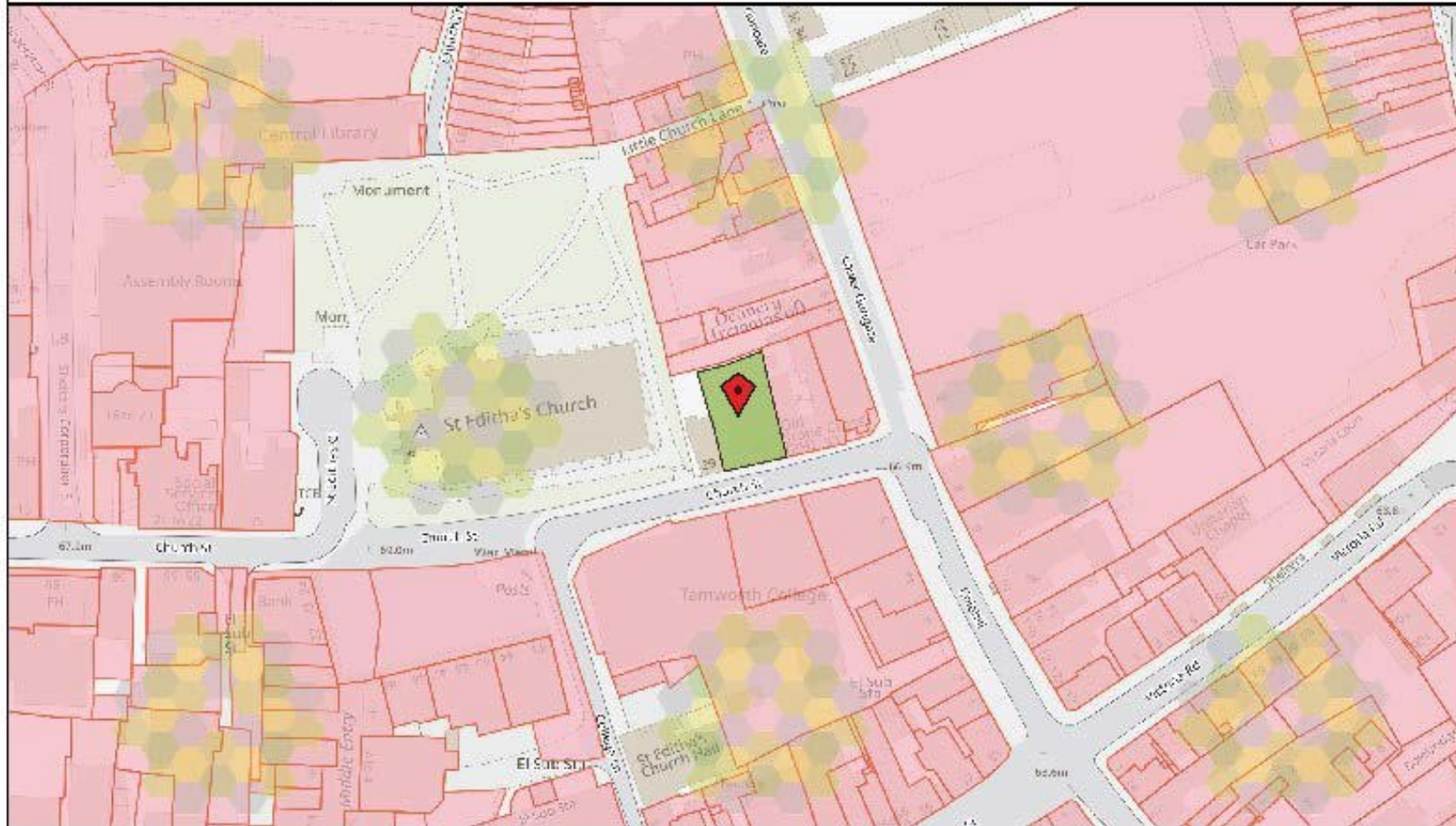


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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



0 5 10 15 20 25 30 35 40 50m

Map scale 1:1250

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