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98 LICHFIELD STREET  
TAMWORTH  
STAFFORDSHIRE B79 7QF

**PETER J. HICKS**  
— & Co. —  
**CHARTERED SURVEYORS**

**WELL LOCATED, PROFESSIONAL OFFICES  
TO LET**  
*AT*  
**3 LADY BANK  
TAMWORTH  
STAFFORDSHIRE B79 7NB**



- 49.24 SQ M (530 SQ FT)
- 2 REAR CAR PARKING SPACES
- UNIQUE LOCATION OVERLOOKING TAMWORTH CASTLE
- IDEAL FOR PROFESSIONAL OFFICE USE

**Tel: 01827 60519**



PETER J. HICKS & CO CONDITIONS UNDER WHICH PARTICULARS ARE ISSUED

Messrs. Peter J. Hicks & Co for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:  
(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of an offer or a contract.  
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.  
(iii) no person in the employment of Messrs. Peter J. Hicks & Co or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.  
(iv) all rentals and prices are quoted exclusive of VAT.

## 3 LADY BANK, TAMWORTH

### LOCATION

Tamworth is a busy commercial centre for South East Staffordshire and enjoys excellent communication links via the A5 and M42 Motorway. The M6 Toll is also within easy reach.

Lady Bank is noted as a location for professional services and this property enjoys an unrivalled and enviable position being located directly opposite and in the shadow of Tamworth's historic Castle.

### DESCRIPTION

The premises comprise an attractive Grade II Listed Building of traditional brick and pitched tiled roof construction offering self-contained office / business accommodation over 2 floors. It has a useful kitchen and has the benefit of rear car parking.

There is a rich compliment of original timber beams throughout and the property has the benefit of new floor coverings and LED lighting.

The accommodation briefly comprises: -

### GROUND FLOOR

Front Reception Office      18.52 sq m  
With dado trunking and electric wall heater.

Rear Office / Kitchen      8.35 sq m  
With sink unit, worktop, wall cupboards and electric heater. Door to rear car parking.

### FIRST FLOOR

Front Office                      13.76 sq m  
Front Office                      8.61 sq m  
WC

***TOTAL FLOOR AREA: 49.24 SQ M (530 SQ FT)***

The premises have undergone refurbishment to include new decorations, heating, lighting, kitchen, wc and floor coverings. There is a wealth of exposed beams throughout the property that add to its considerable character.

### OUTSIDE

Rear car park with 2 dedicated parking spaces provided (accessed from Lichfield Street and New Street).

### 3 LADY BANK, TAMWORTH

#### GENERAL INFORMATION

**TENURE:** The premises are available to let on a new lease for a term of years to be negotiated.

**COMMENCEMENT RENT:** £9,000.00 per annum exclusive.

**SERVICES:** Mains water, electricity and drainage are connected to the premises.

**RATING INFORMATION:** From the Valuation Office Agency Website:-

Rateable Value: £6,100.00

Rates Payable: Nil \*

\*Assuming qualification for Small Business Rate Relief.

\*For the period 1<sup>st</sup> April 2026 to 31<sup>st</sup> March 2027

Prospective occupiers are advised to make their own enquiries by contacting Tamworth Borough Council (01827) 709709.

**TOWN PLANNING:** The premises are suitable for office, retail and other uses within Class E subject to agreement with the Landlord.


**EPC:** C64.

**VAT:** VAT is not currently levied on the rent.

**COSTS:** Each party shall bear their own legal costs.

**VIEWING** Strictly via prior appointment with the joint agents:

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 **(01827) 60519**

Peter J. Hicks & Co., have not tested any apparatus, equipment or services and no warranty as to their condition or suitability is confirmed or implied. Any prospective purchaser/tenant is advised to obtain verification from their Surveyor or Solicitor.

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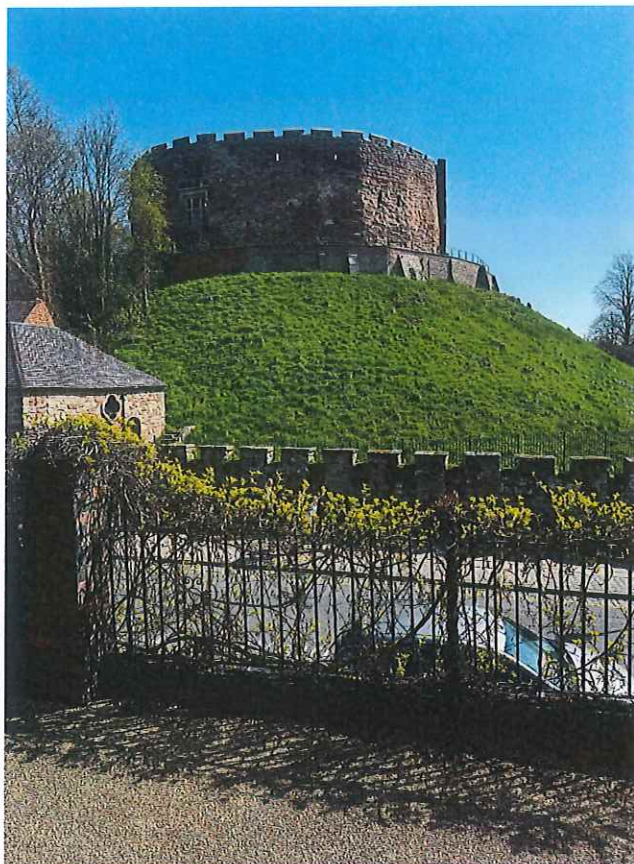
### 3 LADY BANK, TAMWORTH

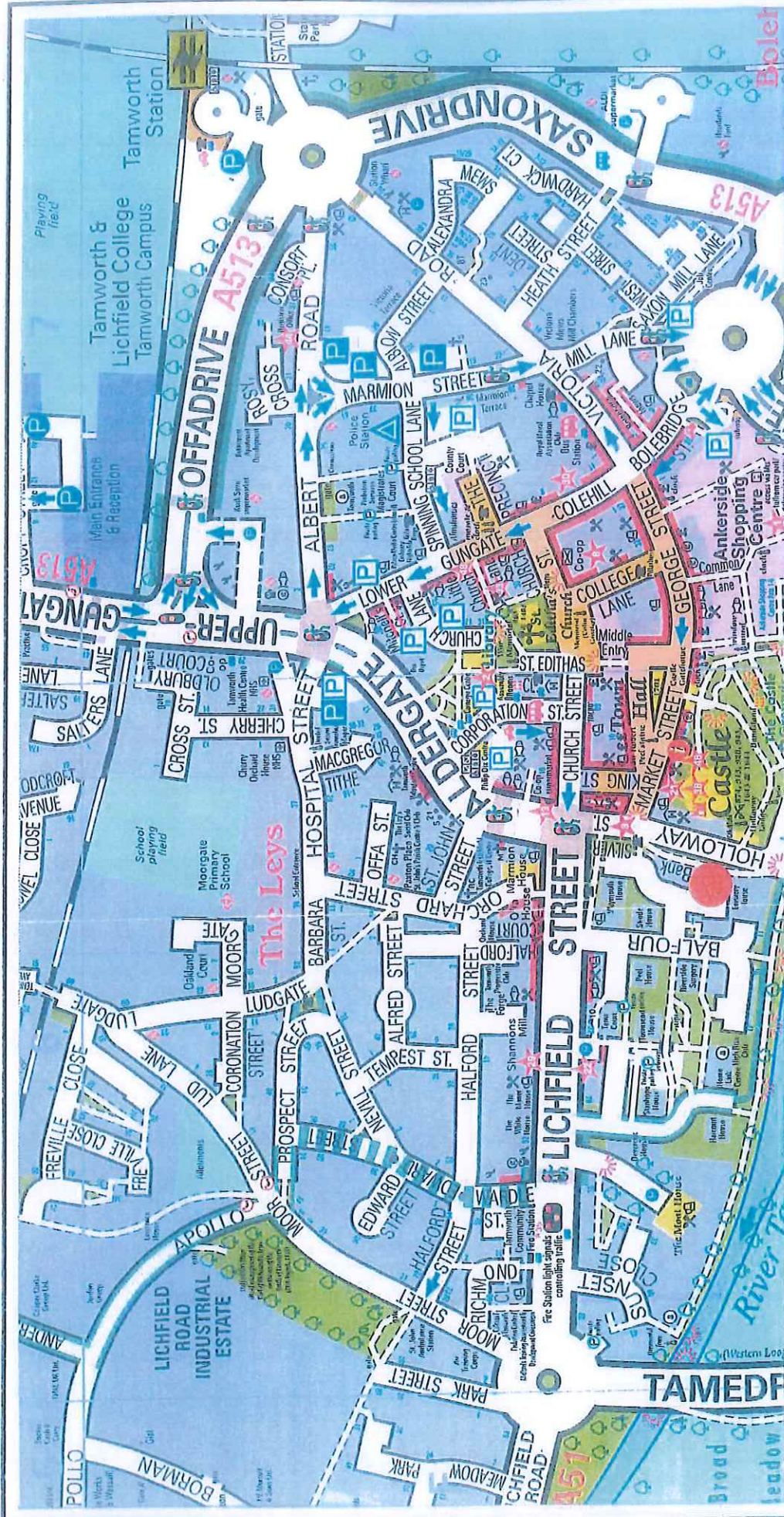


### 3 LADY BANK, TAMWORTH



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**LOCATION PLAN**

3 LADY BANK  
HOLLWAY  
TAMWORTH

**NOT TO SCALE**



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