



## TO LET

**SUITE 2 BELL CHAMBERS, LOWER  
GUNGATE, TAMWORTH,  
STAFFORDSHIRE, B79 7AS**

**RETAIL** 283 SqFt (26.29 SqM)

### KEY FEATURES

- GREAT TOWN CENTRE LOCATION
- MODERN LOCK-UP RETAIL UNIT IN A HIGHLY REGARDED DEVELOPMENT
- AMPLE PARKING NEARBY
- RENTAL £12,000 PER ANNUM, EXCLUSIVE

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## LOCATION

The premises are situated within the modern Bell Chambers development on Lower Gungate, close to the centre of Tamworth. Nearby are a wide range of high street retailers including leisure, food and retail, together with a mix of local independent businesses. Tamworth itself is an attractive and busy market town, located approximately 18 miles northeast of Birmingham and 10 miles east of Lichfield, benefitting from good transport links around the region.

## DESCRIPTION

The premises are situated in a purpose-built two-storey block and comprise a ground floor lock-up unit, in a prominent corner-position with return window frontage.

Internally, the property comprises an open plan sales area, small ancillary area and WC facilities.

The accommodation is fitted to a good standard and benefits from suspended ceiling tiles having inset LED lighting and spotlighting, electric heating and wood-effect laminate flooring throughout.

The premises were previously used as a hair salon but would be suitable for a variety of alternative uses, subject to consent.

There are a number of pay-and-display car parks nearby.

## ACCOMMODATION

The property has been measured on a net internal area basis in accordance with the RICS code of Measuring Practice (6th edition).

The accommodation is as follows:

| Area         | Sq Ft      | Sq M         |
|--------------|------------|--------------|
| Sales Area   | 216        | 20.07        |
| Ancillary    | 67         | 6.22         |
| <b>Total</b> | <b>283</b> | <b>26.29</b> |

## PLANNING

We understand that the property has the benefit of planning consent for Use Class E (Commercial, Business and Service), but it may be suitable for alternative uses subject to all necessary consents.

Interested parties should confirm all planning information with the local authority (Tamworth Borough Council).

## SERVICES

It is understood that all mains services, excluding gas, are connected to the property. The electricity is 3-phase.

## BUSINESS RATES

The subject property is listed on the Valuation Office website as having a rateable value of £8,300.

This is not the figure that would be payable and interested parties should contact the Local Authority in relation to the amount payable and if discounts such as small business relief may be applicable.

## TENURE

The premises are available on a new lease for a flexible term of years to be agreed.

## PRICE

The property is available to rent at a figure of £12,000 per annum, exclusive of all other outgoings.

## VAT

We are informed that VAT is not applicable on this transaction.

## ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of B (47).

## LEGAL COSTS

Each party are to be responsible for their own legal costs in relation to the transaction.



## VIEWING

By appointment with Rushton Hickman Limited.



### CONTACT

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