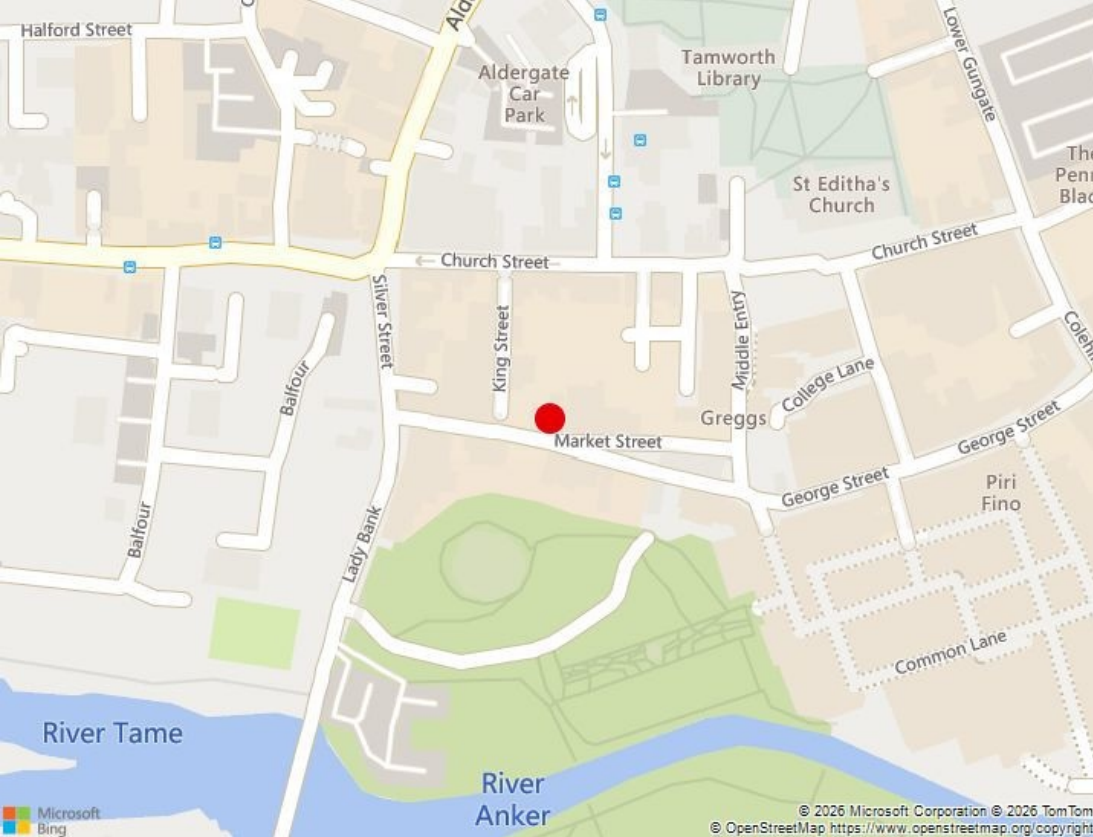


# RETAIL UNIT TO LET

4-5 Market Street, Tamworth, Staffordshire, B79 7LU

2,297 SqFt (213.39 SqM) | £25,000 per annum exclusive





## KEY FEATURES

- Situated in the heart of Tamworth Town Centre
- Prominent frontage to Market Street
- Large open plan sales area
- Extensive glazed frontage with side frontage to King Street.
- Virtual Tour - [click here](#)

## LOCATION

The property is located on the pedestrianised Market Street in Tamworth town centre immediately with notable retailers within close proximity to include NatWest, HSBC Bank, Nationwide, Home Bargains, Peacocks and Costa Coffee.

Tamworth has witnessed significant transformation and investment which has seen a number of projects being delivered including the relocation of Tamworth College and a new Enterprise Centre on the site of the former Coop department store overlooking St Edithas Square.

## DESCRIPTION

The property comprises of a self-contained retail unit with prominent glazed frontage to Market Street and can be accessed via two separate doors on either side at the front of the premises. The property benefits from suspended ceiling with recess lighting together with rear storage/office, kitchenette and 3 WC's.

| Area                    | SqFt         | SqM           |
|-------------------------|--------------|---------------|
| Ground floor area       | 2,197        | 204.1         |
| <b>Total Floor Area</b> | <b>2,297</b> | <b>213.39</b> |



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## TERMS

The premises are available by way of 5 year lease or multiples thereof on an internal repairing and insuring basis, plus Service Charge.

## ASKING RENT

£25,000 per annum exclusive

## EPC

Energy Performance Certificate available upon request.

## BUSINESS RATES

Rateable Value £35,000 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.

## 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 will 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)

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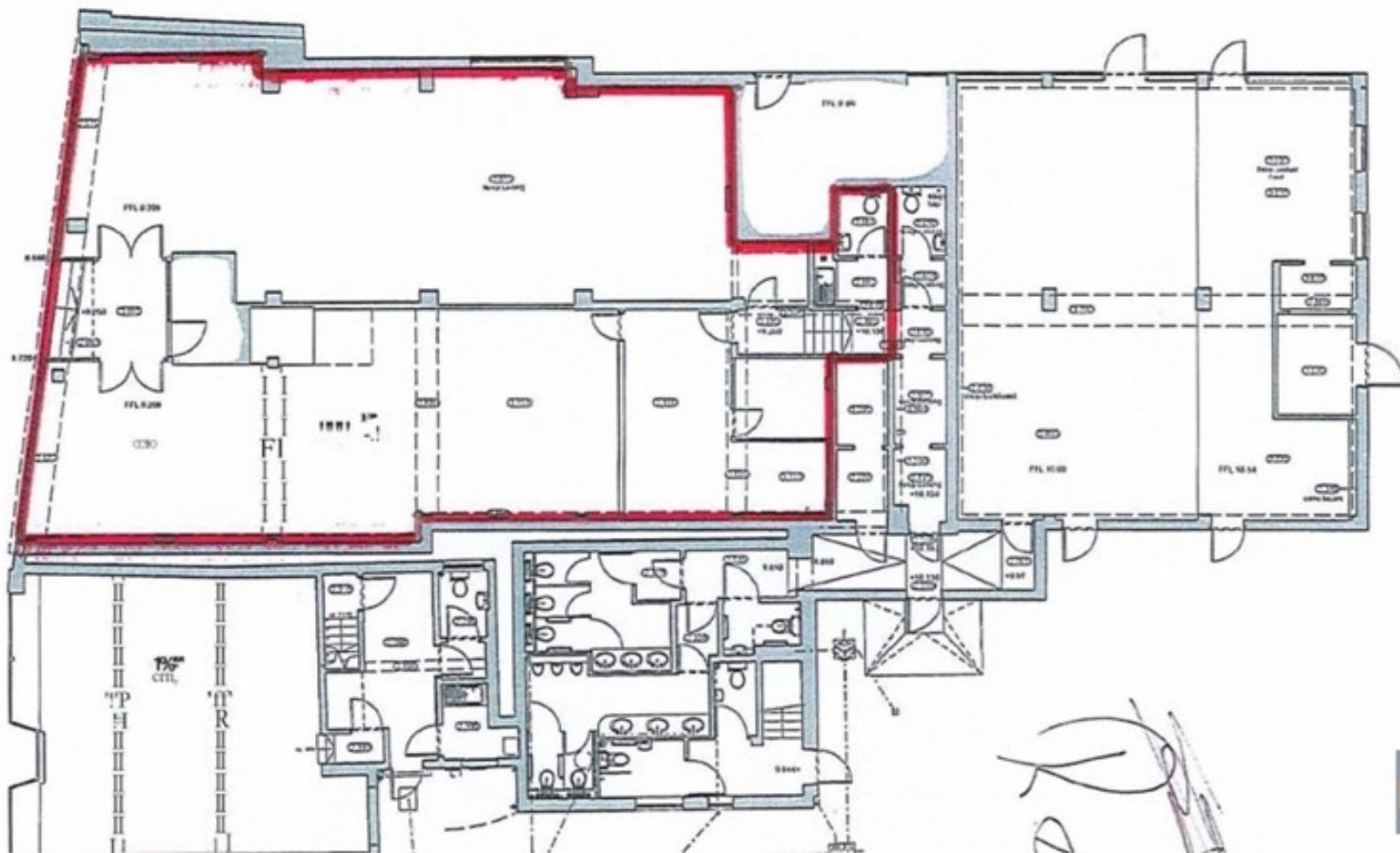


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