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98 LICHFIELD STREET
TAMWORTH
STAFFORDSHIRE B79 7QF

PETER J. HICKS
— & Co. —
CHARTERED SURVEYORS

**TOWN CENTRE OFFICE SUITE
TO LET**
AT
**8 LITTLE CHURCH LANE
TAMWORTH B79 7AX**



- 74.24 SQ M (799 SQ FT)
- GROUND FLOOR RECEPTION AND 4NO. FIRST FLOOR ROOMS
- OTHER USES CONSIDERED

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RICS

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.

8 LITTLE CHURCH LANE, TAMWORTH

LOCATION

Little Church Lane is an attractive, busy, pedestrian thoroughfare leading from Lower Gungate through to the newly redeveloped St Editha's Square. Tamworth Railway Station is within five minutes walk and the town's largest surface level car park is a one minute walk.

DESCRIPTION

A two-storey building where the majority of the accommodation is laid out across the First Floor which will soon be undergoing refurbishment consisting of new decorations, new carpets and LED lighting.

The property has the benefit of gas fired central heating and useful kitchen and two wcs.

The accommodation briefly comprises:-

GROUND FLOOR

Reception / Retail 3.63m x 4m =14.52 sq m (156 sq ft)
With laminate floor, suspended ceiling and LED lighting.

FIRST FLOOR

Front Office: 3.18m x 5.07m = 6.12 sq m

Front Office: 1.67m x 3.99m = 6.66 sq m

Front Office: 4.29m x 3.18m = 13.64 sq m

Rear Office: 4.07m x 4.52m = 18.40 sq m

Kitchen: 2.99m (max) x 1.86m = 4.90 sq m

2no. wc's Each with wash hand basin and half tiled walls.

FLOOR AREA SUMMARY:

Ground Floor: 14.52 sq m (156 sq ft)

First Floor Offices: 54.82 sq m (590 sq ft)

Kitchen: 4.90 sq m (53 sq ft)

TOTAL FLOOR AREA: 74.24 sq m (799 sq ft)

8 LITTLE CHURCH LANE, TAMWORTH

GENERAL INFORMATION

TENURE The premises are available to let by way of a new lease for a term of years to be agreed.

RENTAL: £9,850.00 per annum.

RATING INFORMATION: From the Valuation Office Website:-

Rateable Value: £4,900.00

Rates Payable: Nil *

* For the period 1st April 2026 to 31st March 2027

* If qualifying for Small Business Rate Relief.

Prospective tenants are advised to make their own enquiries by contacting Tamworth Borough Council on (01827) 709709 ext: 528.

SERVICES: All mains services are connected to the premises.

USE: The premises are ideally suitable for office use though other uses may be considered.

EPC: Awaiting.

VAT: VAT is not currently levied on the rent.

COSTS: Each party shall bear their own legal costs in this transaction.

VIEWING: Strictly via prior appointment with the sole agents:

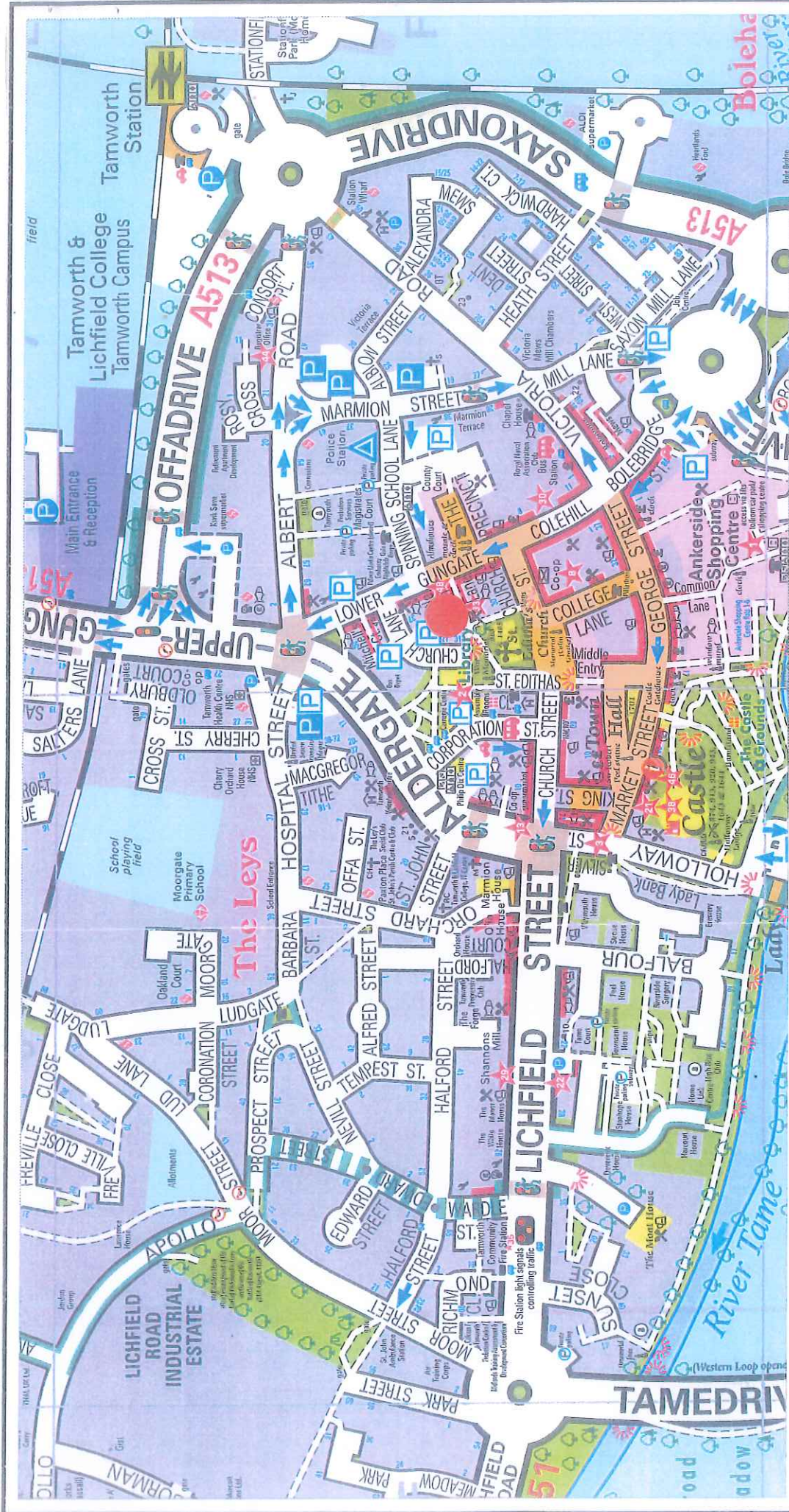
PETER J. HICKS & CO.

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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.



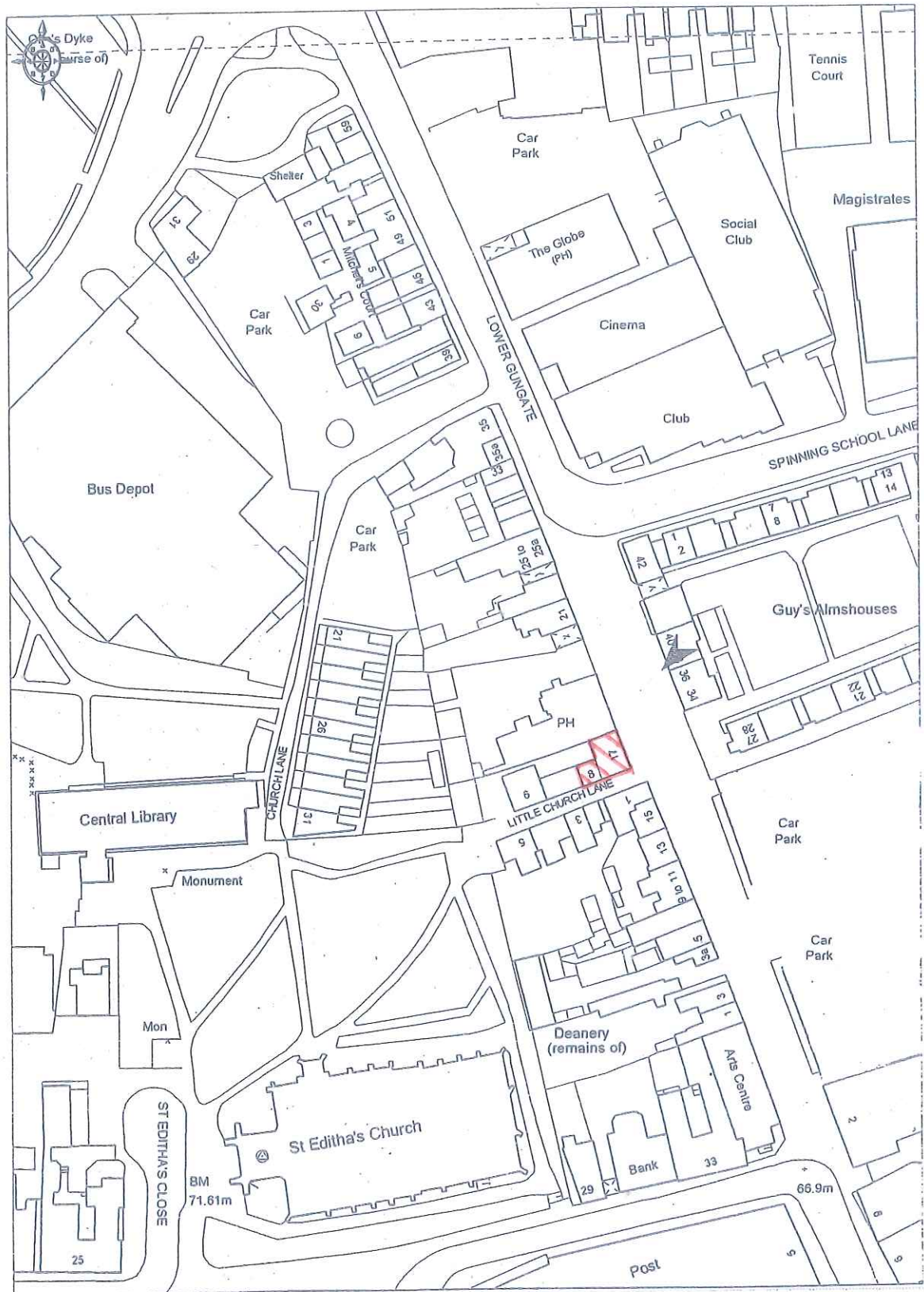
LOCATION PLAN

**8 LITTLE CHURCH LANE
TAMWORTH**

NOT TO SCALE



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SITE PLAN

8 LITTLE CHURCH LANE
TAMWORTH

SCALE APPROX 1:1250



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