

BURLEY BROWNE

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RETAIL PROPERTY

FOR SALE

**48 & 49 CHURCH STREET
TAMWORTH
STAFFS
B79 7DE**



**Combined Ground Floor Retail Area 103.63m²/ 1,115 sq ft
First Floor Offices/Ancillary 98.37m²/1,059 sq ft**

Prominent location situated in the heart of Tamworth town centre

Rare opportunity to acquire freehold premises

0121 321 3441

LOCATION

The property is prominently situated within the heart of Tamworth town centre positioned opposite the St Edithas Square near to the pedestrianised George Street and Ankerside Shopping Centre.

The premises are positioned adjacent to Middle Entry Shopping Centre which includes retailers within Middle Entry Shopping Centre include **Greggs, British Heart Foundation, Farmfoods** and **Betfred**.

DESCRIPTION

The building comprises two self-contained ground floor retail units together with a first floor ancillary/office space which is predominantly open plan.

The two ground floor retail units are of conventional rectangular shape offering retail sales area together with office/ancillary and WCs.

Separate access to the first floor is available from the front of the property which could provide self-contained accommodation (subject to planning).

The accommodation comprises the following approximate net internal floor areas and dimensions:-

48 Church Street

Internal width max 4.82m/ 15'8"

Build depth 12.53m/41'1"

Total Floor Area 43.24m²/465 sq ft

49 Church Street

Internal width max 5.85m/19'2"

Build depth 11.55m/37'9"

Total Floor Area 60.39m²/650 sq ft

First floor 98.37m²/ 1,059 sq ft.

Total floor area 202.00m²/ 2,174 sq ft

TENURE

The property is available for sale freehold.

PURCHASE PRICE

Guide price – offers around £250,000.

BUSINESS RATES

48 Church Street

Rateable Value £8,600 obtained from the Valuation Office Rating List.

Rates Payable 2018/2019 £4,128 prior to any transitional arrangements.

49 Church Street

Rateable Value £9,600 obtained from the Valuation Office Rating List.

Rates Payable 2018/2019 £4,608 prior to any transitional arrangements.

1st Floor 48 Church Street

Rateable Value £6,800 obtained from the Valuation Office Rating List.

Rates Payable 2018/2019 £3,264 prior to any transitional arrangements.

Interested parties are advised to make their own enquiries with the Local Authority (Tamworth) for verification purposes.

ENERGY PERFORMANCE CERTIFICATE

48 Church Street, Tamworth – Assessment awaited.

49 Church Street, Tamworth – Energy Performance Asset Rating – Band C (75).

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 to be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT, although we understand VAT will not be payable in this instance – solicitors to confirm.

VIEWING

Strictly by prior appointment through the sole agent, please contact

Burley Browne on 0121 321 3441



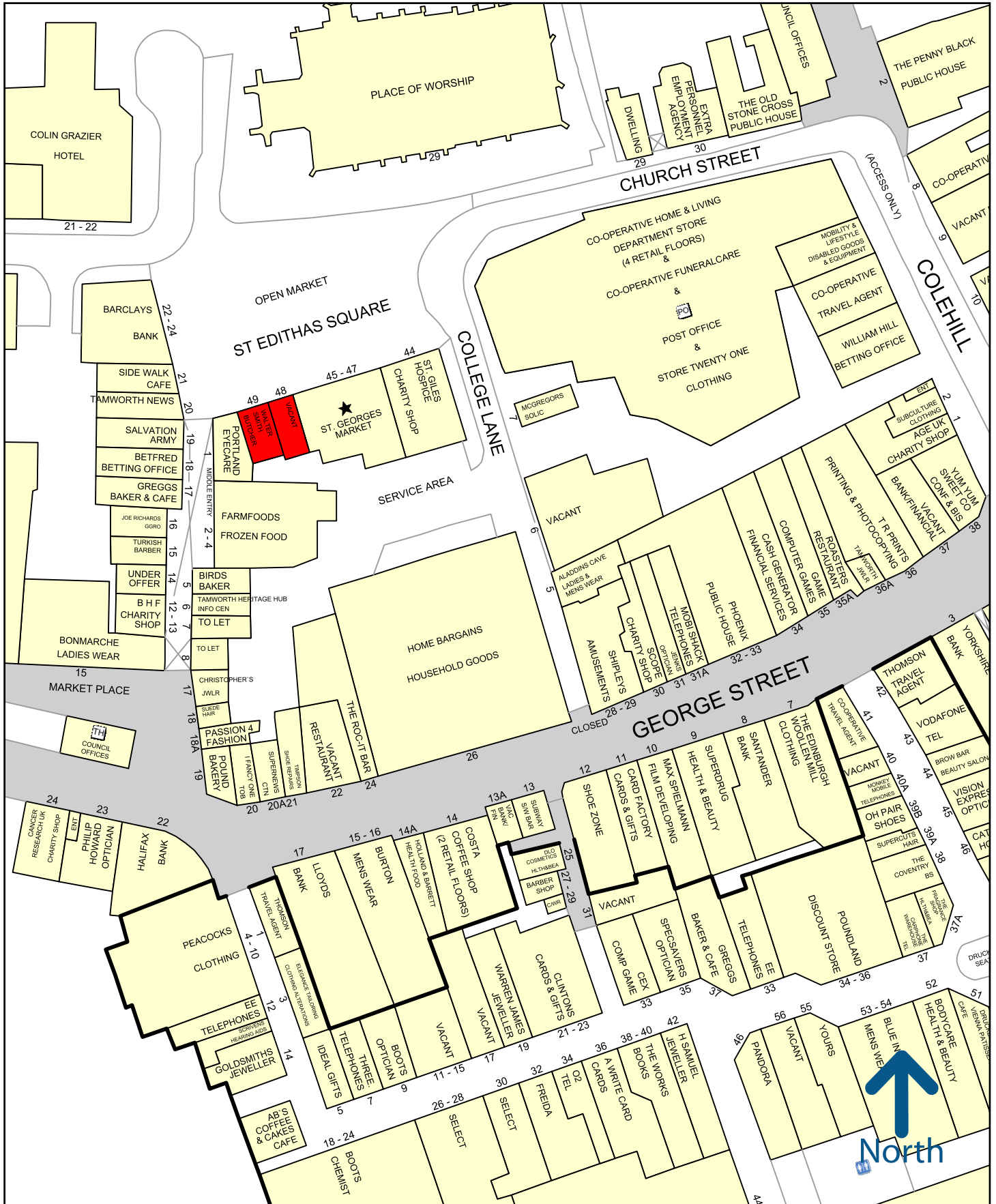
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TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE CONDITIONS PRINTED ON THE LAST PAGE.

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You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecode.co.uk



Experian Goad Plan Created: 26/06/2019

Created By: Burley Browne

50 metres



CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED

Burley Browne Ltd for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Burley Browne has any authority to make or give any representation or warranty whatsoever in relation to this property.

Fixtures, Fittings and Services

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

VAT

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

Tenure

Burley Browne have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify information through their legal advisor.

Rates / Water Rates

Verbal enquiries only have been made and interested parties are advised to verify figures direct with the appropriate authority.

Environmental / Asbestos

No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

**Burley Browne Chartered Surveyors is the trading name of Burley Browne Ltd
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Registered Office: 1A Mitre Court, 38 Lichfield Road, Sutton Coldfield, B74 2LZ**