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98 LICHFIELD STREET
TAMWORTH
STAFFORDSHIRE B79 7QF

PETER J. HICKS
& Co.
CHARTERED SURVEYORS

**TOWN CENTRE LOCK-UP SHOP
TO LET**
AT
**17A LOWER GUNGATE
TAMWORTH
STAFFORDSHIRE B79 7AT**



- 20.66 SQ M (222 SQ FT)**
- CLASS E RETAIL USES ONLY
 - CORNER POSITION
 - OPPOSITE LARGE PUBLIC CAR PARK

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.

17A LOWER GUNGATE, TAMWORTH, STAFFORDSHIRE

LOCATION

Lower Gungate is a busy pedestrian thoroughfare leading from the north of the town through Colehill to the busy George Street primary shopping zone.

The property lies opposite the largest surface car park in the town centre and is a rare opportunity to acquire budget retail space in this popular location.

DESCRIPTION

A small ground floor lock-up shop with frontages to both Lower Gungate and Little Church Lane. The property is suitable for a variety of retail uses.

GROUND FLOOR RETAIL SHOP

SALES AREA 20.66 sq m 222 sq ft

WC With wash basin.

Display window to Lower Gungate and Little Church Lane, vinyl floor and recessed down and spot lighting.

GENERAL INFORMATION

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

RENT: £6,500 per annum exclusive.

RATING INFORMATION: From the Valuation Office Website:-

Rateable Value: £6,000.00

Rates Payable: Nil*

* Assuming qualification for Small Business Rate Relief if applicable

* For the period 1st April 2025 to 31st March 2026

Prospective occupiers are advised to make their own enquiries by contacting Tamworth Borough Council on (01827) 709530.

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

USE: The premises are suitable for Class E general retail use.

EPC: Energy Performance Certificate C70
<https://www.ndepcregister.com/>

17A LOWER GUNGATE, TAMWORTH

VAT: VAT is not currently levied on the rent.

COSTS: The Lessee to contribute to the Lessors' legal costs.

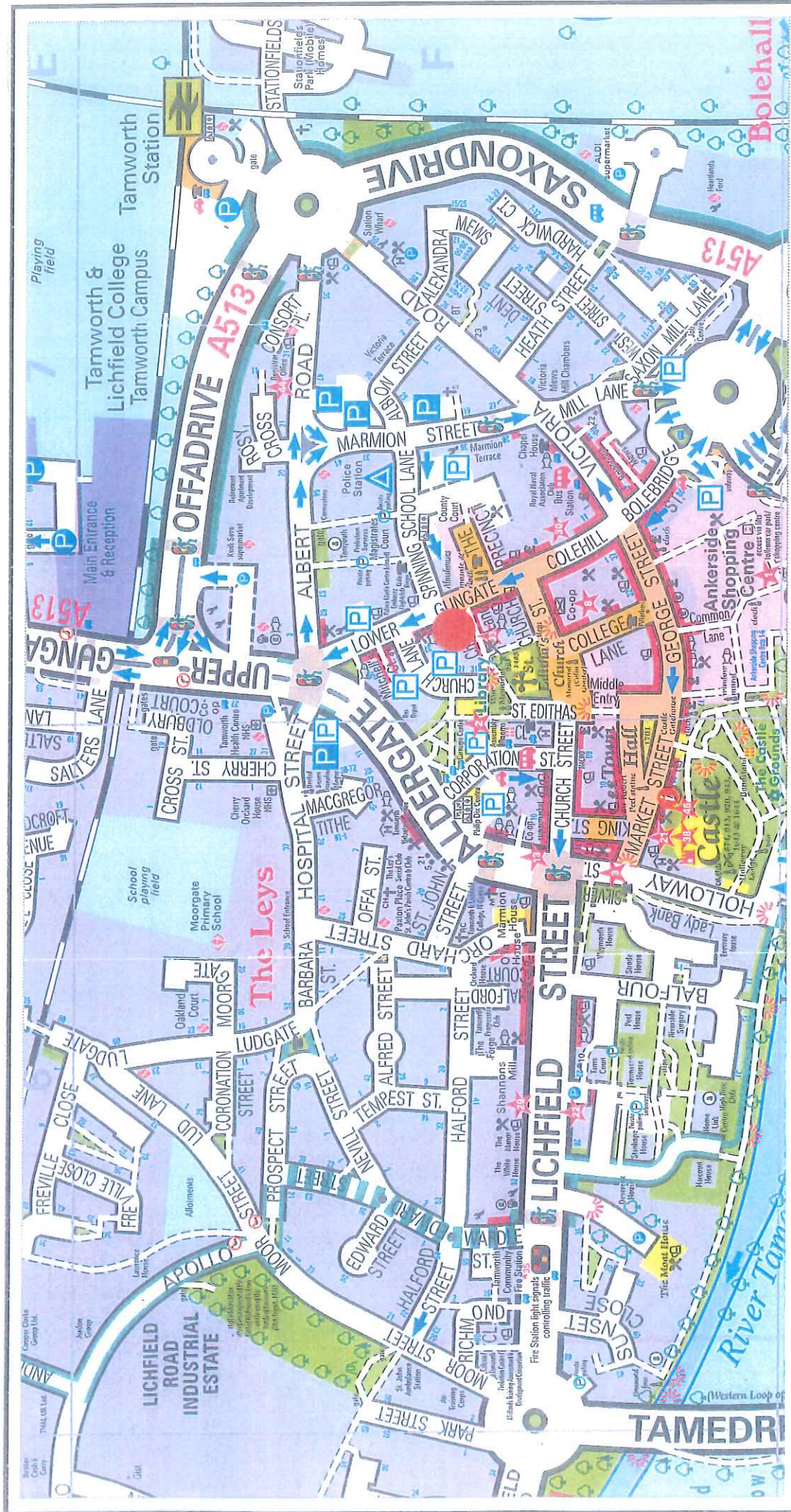
VIEWING: Strictly via prior appointment with the sole agents:

PETER J. HICKS & CO.
98 LICHFIELD STREET, TAMWORTH, STAFFORDSHIRE, B79 7QF.
☎ (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.

Details: 17a Lower Gungate – 05.09.2025



LOCATION PLAN

17A LOWER GUNGATE
 TAMWORTH
 STAFFORDSHIRE

NOT TO SCALE



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