

TO LET



RETAIL PREMISES

15-16 GEORGE STREET, TAMWORTH, B79 7LN



LOCATION

The premises are situated in a prime position within the pedestrianised section of Tamworth town centre, close to the entrance to the **Ankerside Shopping Centre**.

The property is directly opposite **Home Bargains & Cosy Coffee**, adjacent to **Lloyds Bank** and **Holland & Barrett** also close to **Costa**, etc

DESCRIPTION

The premises comprise a ground floor and first floor retail unit which was formerly occupied by the YMCA.

ACCOMMODATION

The approximate area and dimensions are as follows:

GROUND FLOOR

Internal width (Front)	31'7"	9.6 m
Shop Depth	79'2"	24.1 m
Floor Area	2575 sq ft	239 sq m

FIRST FLOOR

Floor Area	1250 sq ft	116 sq m
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LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon.

RENTAL

£27,500 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £55,000

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 97 (Band D). A copy of the certificate is available upon request.

INSURANCE

We are advised the current building insurance is **£995** for 12 months from March 2024.

SERVICE CHARGE

The lease will contain a provision for a variable service charge.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

VAT

We understand that VAT is payable on the rental however, interested parties are advised to make their own enquiries.

VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:

Ground Floor Video - <https://youtu.be/gCFYK8opzB8>

First Floor Video - <https://youtu.be/CNE7Q9AVI-s>

VIEWINGS

Strictly by prior appointment with **AMT Commercial** on **01527 821 111**

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