

**MULTI-USE E CLASS UNIT – TO LET**

**14 Market Street  
Tamworth  
Staffordshire**

SAT NAV REF:

**B79 7LU**



- Mid Parade Town Centre shop unit adjacent Middle Entry Shopping Centre
- Established pedestrianised pitch in front of the Town Hall
- **Ground Floor Sales – 265 sq m (2,858 sq ft) plus loading bay storage 140 sq m (1,508 sq ft) and first floor 116 sq m (1,250 sq ft)**
- Plus 2 bed first floor flat
- **TO LET ON NEW LEASE - RENT UPON APPLICATION**

TEL: **0115 986 3555**



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- K. Where any reference is made to planning permissions or potential uses such information is given in good faith. Purchasers/tenants should, however, make their enquiries into such matters prior to purchase/letting.
- L. All prices, rentals and service charges are quoted exclusive of VAT and interested parties are asked to take independent advice.

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## LOCATION

The premises are located within Tamworth Town Centre on the pedestrianised Market Street adjacent Middle Entry Shopping Centre with other occupiers close by including Wilko, Nat West and HSBC.

The property is opposite The Town Hall and Nationwide.

## DESCRIPTION

The premises comprise a large ground floor sales area together with rear loading bay and storage area. There is also additional first floor storage and staff facilities and a first floor 2-bedroom flat with self-contained access.

There is a gated rear yard area.

## ACCOMMODATION

The accommodation can be more fully described as follows:

Ground Floor Sales – 265 sq m (2,858 sq ft)

Loading Bay/Store – 140 sq m (1,508 sq ft)

First Floor Stores/Staff – 116 sq m (1,250 sq ft)

**Total Net Internal Area – 521 sq m (5,616 sq ft)**

**Self Contained two bedroomed first floor flat.**

## TENURE

A new full repairing and insuring lease to be granted on terms to be agreed as a whole.

## RENTAL

Rent upon Application.

## RATING ASSESSMENT

We are verbally advised by the Valuation Office Agency as follows.

**Rateable Value (RV) £40,000 (2017)**

**Proposed RV £35,250 (2023)**

Applicants are advised to make their own enquiries with the Valuation Office Agency and Tamworth Borough Council and no warranty is given by the landlords or New West Ltd.

## PLANNING

The premises are situated within the Conservation Area but are not Listed.

The premises traded for a considerable number of years under the old A1 (Retail) use now coming under the E Class and would suit a range of retail, financial services, café/restaurant, leisure and clinic type uses under Class E.

Alternative Licensed Bar uses may be considered (subject to planning being sui generis). Please note that Betting Office or Pay Day Loan Shops are also Sui Generis and would require a specific Planning Consent.

Interested parties should contact Tamworth Borough Council Planning Department.  
Telephone: 01827 709709

The landlords nor New West Ltd offer any warranty in respect of the Planning (existing or proposed) Building or Fire Regulations.

## COMMERCIAL ENERGY PERFORMANCE CERTIFICATE

We understand that the premises are assessed as E105, certificate reference no: 0540-0630-9882-2627-7006.

Copies of the EPC and Recommendations Report can be provided upon request.

## LEGAL FEES

In respect of a successful letting each party shall bear their own legal costs.

## VAT

The position with regard to VAT is reserved at all times and VAT may be charged on the rental and insurance rental and prospective tenants must make their own enquiries.

## MONEY LAUNDERING POLICY

In accordance with Money Laundering Regulations, two forms of ID/Address will be required and confirmation of the source of funding from the successful tenant.

## VIEWING

Strictly by appointment through the sole agents:  
**New West, 17 The Triangle, NG2 Business Park, Nottingham, NG2 1AE. Telephone: 0115 986 3555 or 07771 754384**





**FRONTAGE**



**SALES REVERSE VIEW (archive)**



**MARKET STREET**



**INTERNAL SHOP FRONT (archive)**



**GROUND FLOOR SALES (archive)**



**LOADING SHUTTER**



**REAR STORAGE**



**DINING ROOM**



**ROOF ACCESS TO FLAT**



**LOUNGE**



**KITCHEN**



**BEDROOM**





**FIRST FLOOR STORAGE**



**REAR ACCESS AND LOADING**



**REAR YARD & LOADING**

**PNW/1086/2.23**

# Energy performance certificate (EPC)

T N Brighthouse  
14 Market Street  
TAMWORTH  
B79 7LU

Energy rating

**E**

Valid until: 25 March 2030

Certificate number: 0540-0630-9882-2627-7006

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

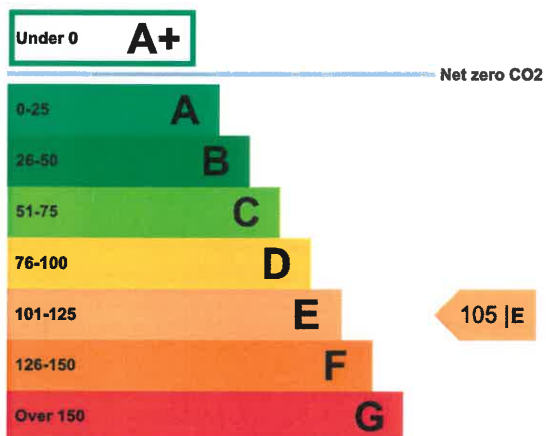
942 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy efficiency rating for this property

This property's current energy rating is E.



Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

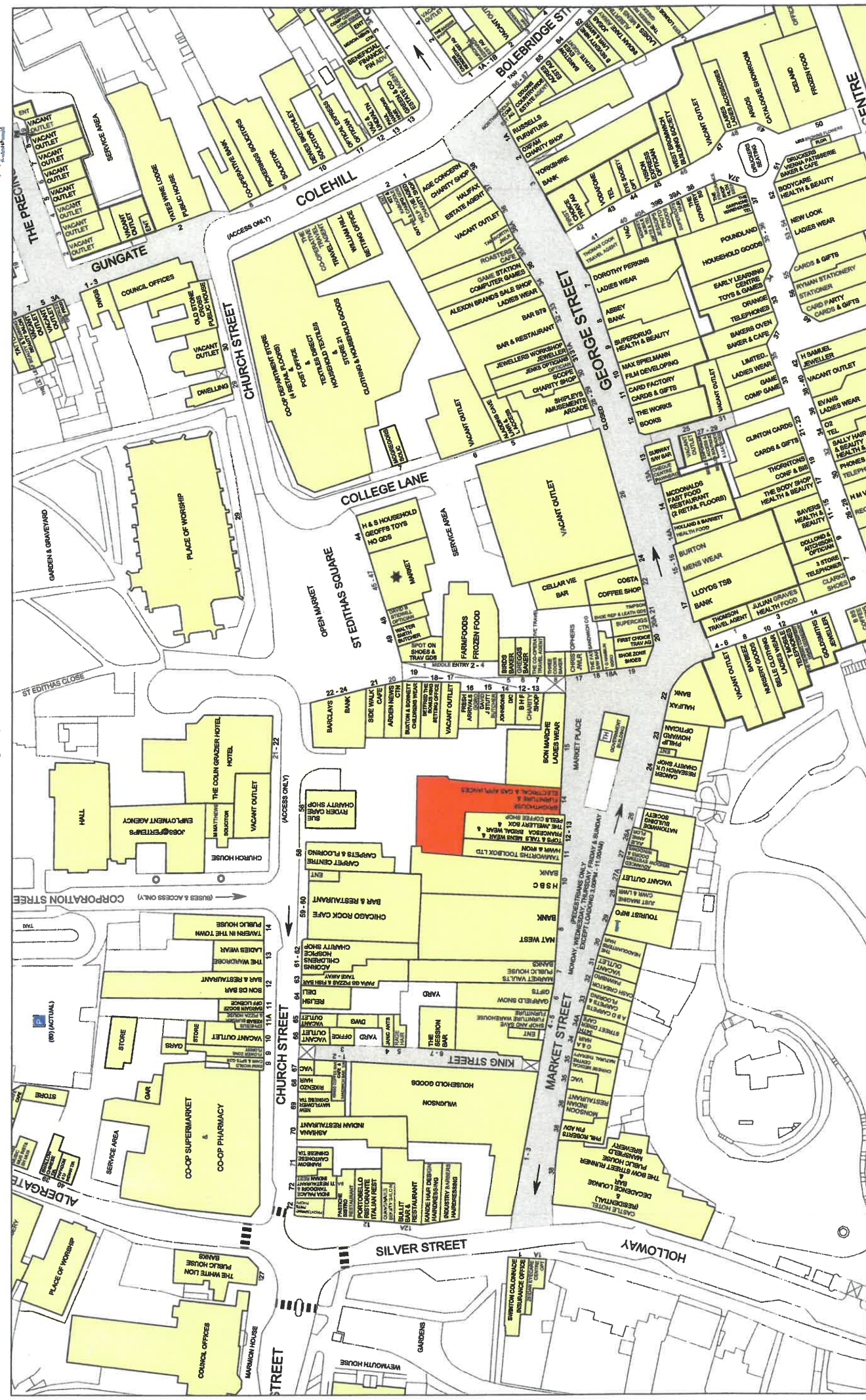
32 | B

If typical of the existing stock

95 | D

Properties are given a rating from A+ (most efficient) to G (least efficient).





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