

BY DIRECTION OF THE FREEHOLDERS
AND TO LET UPON A NEW LEASE

TOWN CENTRE SPECIALIST RETAILING PREMISES
ALSO IDEAL FOR AN OFFICE USER
WELL POSITIONED FOR ALL TOWN CENTRE FACILITIES AND
PUBLIC CAR PARKING



35A LOWER GUNGATE
TAMWORTH B79 7AT

270 SQ.FT. (25.13 SQ.M.)

PROMINENT DISPLAY FRONTAGE TO LOWER GUNGATE
WITH A LONG RETURN FRONTAGE TO CHURCH LANE

NEW LEASE AVAILABLE AT £7,500 PER ANNUM (VAT N/A)

TELEPHONE: 01827 61144

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Calders for themselves and for the Vendors of this property whose agents they are, give notice that:-
These particulars do not constitute any part of an offer or a contract.

All statements contained in these particulars as to this property are made without responsibility on the part of Calders for the Vendor. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Calders nor any person in their employment any authority to make or give, any representation or warranty in relation to this property.



3 VICTORIA ROAD TAMWORTH
STAFFORDSHIRE B79 7HL

E-mail: enquiries@calderssurveyors.com
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Prominent commercial premises within Tamworth town centre and fronting to Lower Gungate the principal pedestrian routeway to the centre from the residential areas to the north of the town centre.

These well presented premises offer an ideal prospect for a specialist retail user or customer based office style user all of which will benefit from the exposure and footfall these premises offer.

Public car parking is within fifty yards and these premises would particularly suit a café, coffee house or sandwich bar.

The principal retail area has a maximum depth of 8.82 metres and a width of 2.85 metres and has display windows to both frontages. Additionally, there is a WC/wash facility.

The premises are complete with suspended ceilings with inset lighting.



PRINCIPAL TERMS OF LETTING

RENTAL:

£7,500 per annum exclusive (vat not applicable). This rent can be paid on a monthly in advance or quarterly in advance basis whichever is preferred. The lease will be for a term to be negotiated with the tenant being responsible for the repair and maintenance of the interior of the building and the shop frontages.

The tenant will refund to the landlord as a service charge a fair reasonable proportion of the rates payable for the whole building and the insurance premium incurred for the whole building.

GENERAL INFORMATION

LANDLORDS:

Mr Pantelis Hamalis

SERVICES:

Mains electricity, water and drainage are connected. Electricity will be sub-metered.

RATING ASSESSMENT:

Currently assessed with the adjacent premises and a fair proportion of the rates payable for these premises will be serviced charge.

ENERGY PERFORMANCE CERTIFICATE:

Applied for and awaited.

VIEWING:

Please contact the agents.

USER:

The sale of hot food will not be allowed.

CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED

Calders Chartered Surveyors & Property Consultants 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 Calders Chartered Surveyors & Property Consultants 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

Calders Chartered Surveyors & Property Consultants 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.

Code of Practice on Commercial Leases

You are advised that the code of practice on commercial leases in England & Wales strongly recommends that you seek professional advice from a qualified surveyor/solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

This Code is available through professional institutions and trade associations or through the web site.

www.commercialleasecodeew.co.uk



CALDERS
CHARTERED SURVEYORS
PROPERTY CONSULTANTS

3 Victoria Road, Tamworth, Staffs, B79 7HL

0182761144

calderssurveyors.com

Client: **Messrs Hamalis**

Project: **35a Lower Gungate, Tamworth B79 7AT**

Title: **site plan**

Scale: 1:1250 @A4

Drawn By: rdc

Date: 21 Feb 2022

Drawing No:



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