

BY DIRECTION OF THE FREEHOLDER
AND TO LET UPON NEW LEASES

R/28010

**2 RECENTLY FORMED AND RE-FURBISHED TOWN CENTRE
RETAIL SHOP UNITS
KNOWN AS UNIT 2/UNIT 3**

9 MARKET STREET, TAMWORTH, B79 7LU



**GROSS INTERNAL AREAS: UNIT 2- 575 SQ.FT (53.5 SQ.M.)
UNIT 3 - 575 SQ.FT.(53.5 SQ.M.)**

**PROMINENT TOWN CENTRE POSITION
ADJACENT TO HSBC BANK
PEDESTRIANISED STREET FRONTAGE
PUBLIC CAR PARKING WITHIN EASY WALKING DISTANCE**

**RENTAL: UNIT 2 - £13,800 PER ANNUM
UNIT 3 - £13,000 PER ANNUM**

TELEPHONE: 01827 61144

FACSIMILE: 01827 310820

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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Two prominently positioned retail units recently formed by the redevelopment of the former National Westminster Bank Building and available at attractive rentals on new leases.

The units form part of the long established and pedestrianised Market Street retail area and are within two minutes walking distance of Ankerside Shopping Centre, Middle Entry Centre and St Editha's Square.

There are a number of public parking facilities within a five minute walk of these properties.

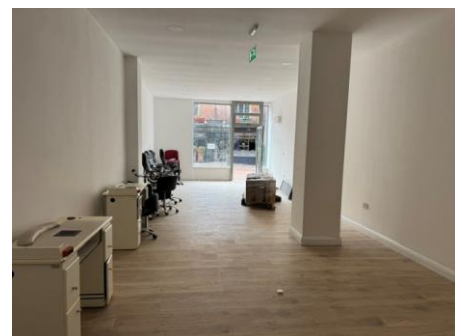
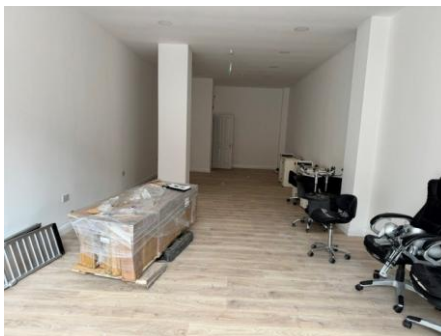
The two properties are capable of being combined, and offer an opportunity for a variety of trades and users.

Each property is offered capable of immediate occupation and has a display frontage to Market Street with wood effect floor, finished and painted walls, suspended ceiling with inset lighting and WC/wash facility. Please see photographs.

Unit 2



Unit 3



GENERAL INFORMATION

- | | |
|-----------------------|--|
| 1. TERMS OF LEASE | BY NEGOTIATION. THE TENANT WILL BE RESPONSIBLE FOR THE REPAIR AND MAINTENANCE OF THE INTERIOR OF THE PREMISES AND THE SHOP FRONT AND FOR PAYING TO THE LANDLORD A SERVICE CHARGE BASED ON A PROPORTIONATE USER COST OF THE MANAGEMENT AND MAINTENANCE OF THE PRINCIPAL STRUCTURE OF THE BUILDING, AND THE INSURANCE PREMIUM OF THE SAME. |
| 2. RENTAL CHARGE | UNIT 2 - £13,800 PER ANNUM EXCLUSIVE OF ANY APPLICABLE V.A.T. – PAYABLE MONTHLY IN ADVANCE

UNIT 3 - £13,000 PER ANNUM EXCLUSIVE OF ANY APPLICABLE V.A.T. – PAYABLE MONTHLY IN ADVANCE |
| 4. SERVICES | MAINS ELECTRICITY, WATER AND DRAINAGE ARE CONNECTED TO EACH UNIT. |
| 5. VIEWING | PLEASE CONTACT THE AGENTS |
| 6. BUSINESS RATES | NEW ASSESSMENTS ARE AWAITED |
| 7. ENERGY PERFORMANCE | ASSESSMENTS APPLIED FOR |
| 8. LOCAL AUTHORITY | BOROUGH OF TAMWORTH
MARMION HOUSE
LICHFIELD STREET
TAMWORTH B79 7BZ

TEL: 01827 709709
enquiries@tamworth.gov.uk |



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3 VICTORIA ROAD TAMWORTH

3 Victoria Road, Tamworth, Staffs, B79 7HL

07860608521

calderssurveyors.com

Client: **Mr Lee Vanthanh**

Project: **9 Market St Tamworth B79 7LU**

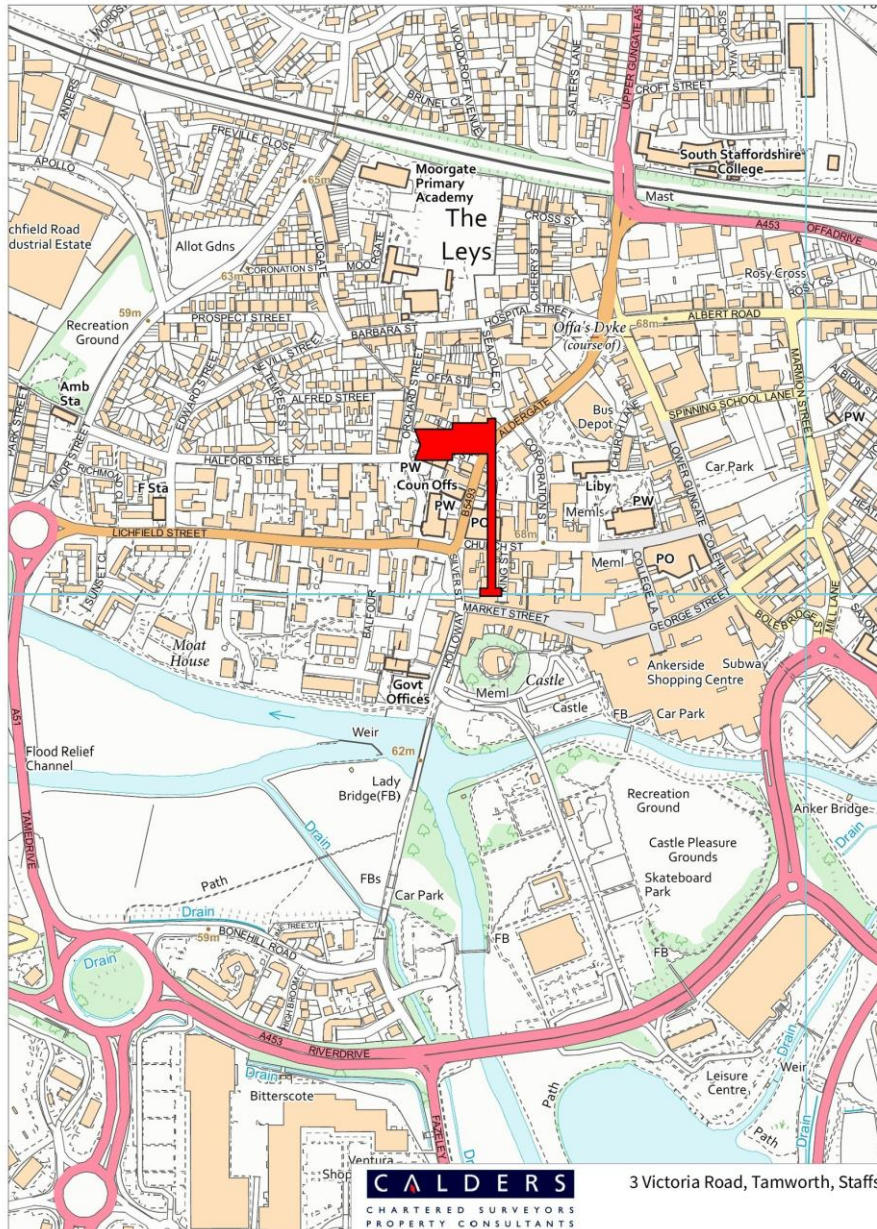
Title: **site plan identification only**

Scale: 1:1250 @A4

Drawn By: rdc

Date: 17 Aug 2026

Drawing No:



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PROPERTY CONSULTANTS
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1 VICTORIA ROAD TAMWORTH

3 Victoria Road, Tamworth, Staffs, B79 7HL

07860608521

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Client: **Mr Lee Vanthanh**

Project: 9 Market St Tamworth B79 7LU

Title: **location plan**

Scale: 1:8000 @A4

Drawn By: rdc

Date: 17 Aug 2026

Drawing No:

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