

BURLEY BROWNE

www.burleybrowne.co.uk

RETAIL UNITS

TO LET

**MIDDLE ENTRY SHOPPING CENTRE
TAMWORTH
STAFFORDSHIRE
B79 7NJ**



Available units ranging from 233 sq ft to 509 sq ft sales plus ancillary storage

Situated in the heart of Tamworth Town Centre

Current occupiers include Greggs, British Heart Foundation, Farmfoods, Betfred and Barclays

**MIDDLE ENTRY SHOPPING CENTRE VIRTUAL TOUR -
[CLICK HERE](#)**

0121 321 3441

LOCATION

Middle Entry Shopping Centre occupies a strong trading location in the heart of Tamworth Town Centre and connects St. Edithas Square with the pedestrianised George Street and Ankerside Shopping Centre.

Current retailers within Middle Entry Shopping Centre include **Greggs, British Heart Foundation, Farmfoods, Barclays and Betfred.**

REFURBISHMENT

Middle Entry has recently undergone refurbishment works to include new cladding and signage.

LEASE

The retail units are available by way of a new lease, the length of which is to be agreed on negotiation.

REPAIR

Leases are on a fully repairing and insuring basis subject to a small Service Charge.

BUSINESS RATES

Tenants are responsible for payment of Business Rates. **Small business rate relief may be applicable on properties with a rateable value of less than £15,000. Additional rates relief may also be available to occupiers subject to their use of the premises.**

Interested parties are advised to make their own enquiries with the local authority (Tamworth). Rates Payable figures are approximate.

SERVICE CHARGE

A Service Charge will be payable by the tenant towards the cost of common area maintenance etc. Further details upon request.

ENERGY PERFORMANCE CERTIFICATE

A copy of the Energy Performance Certificate for each unit is available upon request.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT. It is understood that VAT will be applicable in this instance.

INSURANCE

Landlord obtains building insurance for the whole building and collects a due proportion of the premium from the tenants. Further details upon request.

VIEWING

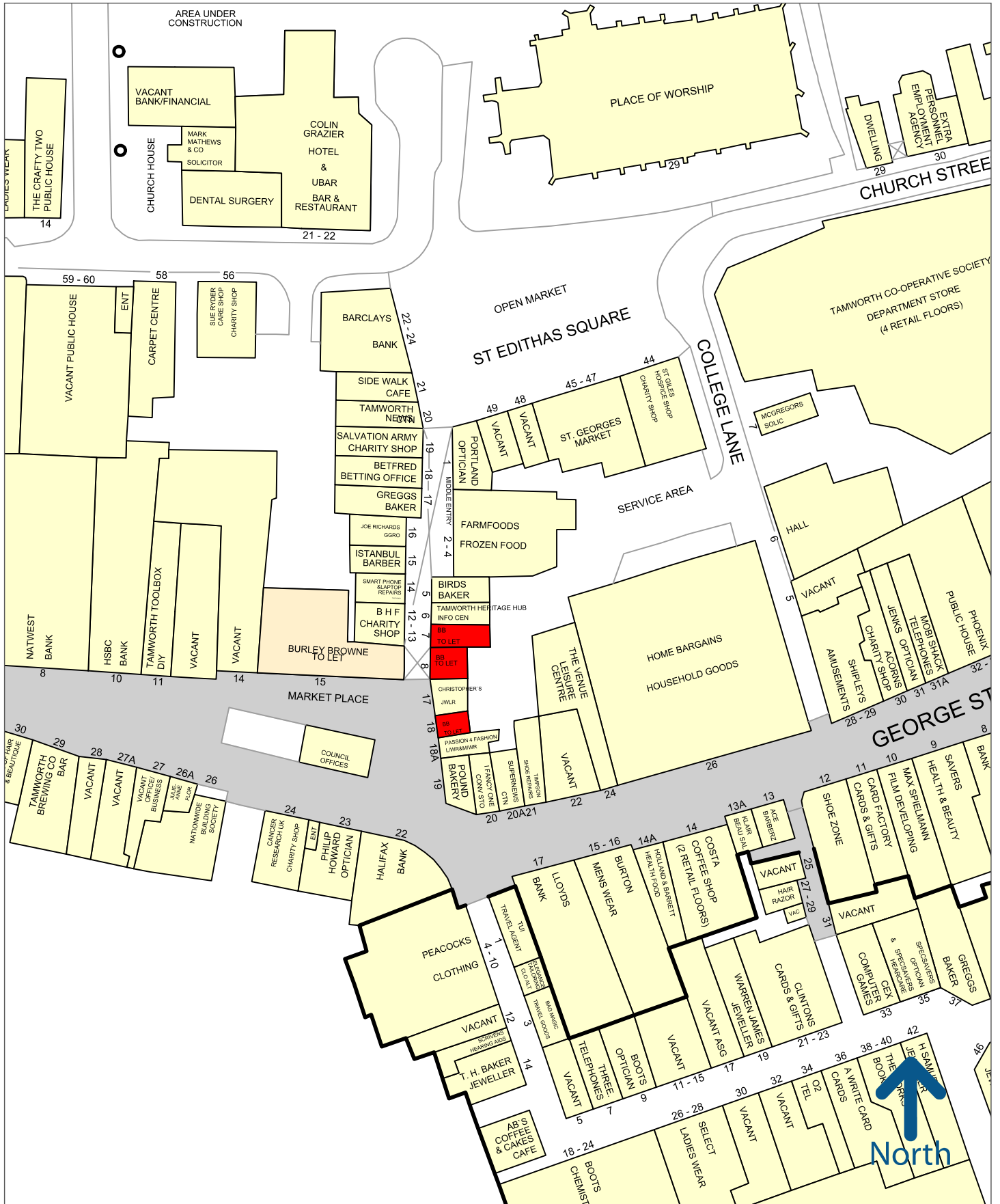
Strictly by prior appointment through the sole agent, Burley Browne. Please contact: -

Steven Hannaford MRICS
 DDI: 0121 362 1534 / Mob: 07738 713829
 E: steven.hannaford@burleybrowne.co.uk



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Property	Ground Floor Sales	Ancillary	Quoting Rent	Business Rates 2020/2021	Virtual Tour
Unit 6	47.30 sqm / 509 sq ft	FF - 22.40 sqm / 241 sq ft	£15,250 pax	RV - £15,000 RP - £7,485	N/A
Unit 7	47.10 sqm / 507 sq ft	FF - 23.90 sqm / 257 sq ft	£15,250 pax	RV - £12,250 RP - £6,112.75	Click here
Unit 8	38.90 sqm / 419 sq ft	FF – 34.6 sqm / 372 sq ft	£16,000 pax	RV - £14,750 RP - £7,360.25	Click here
18 Market Place	21.60 sqm / 233 sq ft	FF – 18.20 sqm / 196 sq ft SF – 4.90 sqm/ 53 sq ft	£12,250 pax	RV - £10,250 RP - £5,114	N/A



50 metres

Experian Goad Plan Created: 11/02/2021
Created By: Burley Browne



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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

Burley Browne 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.

**Burley Browne Chartered Surveyors is the trading name of Burley Browne Ltd
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Registered Office: 1A Mitre Court, 38 Lichfield Road, Sutton Coldfield, B74 2LZ**

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecode.co.uk