



2 Bolebridge Street, Tamworth, B79 7PA
To Let: £18,000 / 148.6 sq m (1,600 sq ft)

HOWKINS &
HARRISON

2 Bolebridge Street Tamworth B79 7PA

Features

- Self Contained Offices to Let
- Flexible Lease Terms
- Allocated Parking
- Available Immediately
- Town Centre Location
- Currently being Redecorated

Location

The property is situated within the town of Tamworth, with excellent links to public transport including buses and railway station. Ankerside Multi Storey Car Park is situated a 3 minute walk from the property with monthly permits available for £50.

Due to its situation the property benefits from excellent transport links, being situated approximately 1.3 miles from the A5 and approximately 4.4 miles from Junction 10 of the M42.

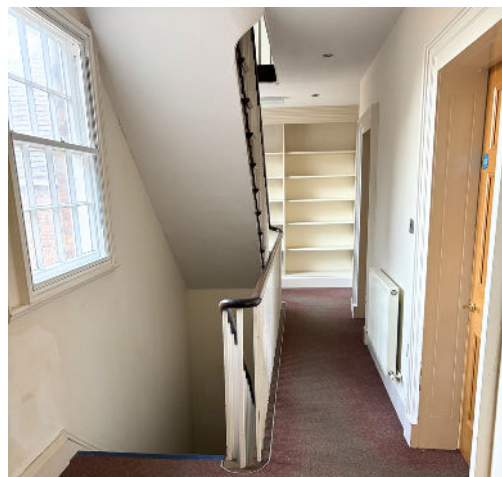
Description

A well-presented, self-contained office premises located in a convenient Tamworth location and offer flexible accommodation arranged across three floors.

The property is Grade 2 listed Georgian style property dating back to 1780 and benefits from a range of original period features including beamed ceilings and fireplaces.

The property benefits from a reception area, meeting room, 6 office suites, a kitchen and toilet facilities. There are two parking spaces to the rear of the property. The property is currently being redecorated to include new carpets for which the colour can be chosen by the new tenant.





Accommodation

The accommodation comprises:

Ground Floor

Cellar

Reception: 3.62 x 5.16

Office 1 / Meeting Room: 3.57 x 5.13

Store: 1.69 x 2.83

First Floor

Office 2: 5.13 x 5.06

Office 3: 5.70 x 2.58

Office 4: 2.07 x 5.11

Kitchen facility: 2.23 x 1.95

Second Floor

Office 5: 5.04 x 5.06

Office 6: 2.59 x 5.20

Office 7: 2.07 x 4.99

W.C.: 1.97 x 1.28

Total: Approx 1,600sqft.

Tenure & Possession

The property is available on a new lease with flexible terms to be agreed.

Local Authority

Tamworth Borough Council.

Services

Mains electricity, water, drainage and gas central heating.

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Legal Costs

Each party will be responsible for their own legal costs.

Deposit

A deposit will be required to be held for the duration of the term.

Business Rates

The current rateable value is £7,700.

VAT

Not applicable.

What3Words

///rocky.exit.riding

Viewing

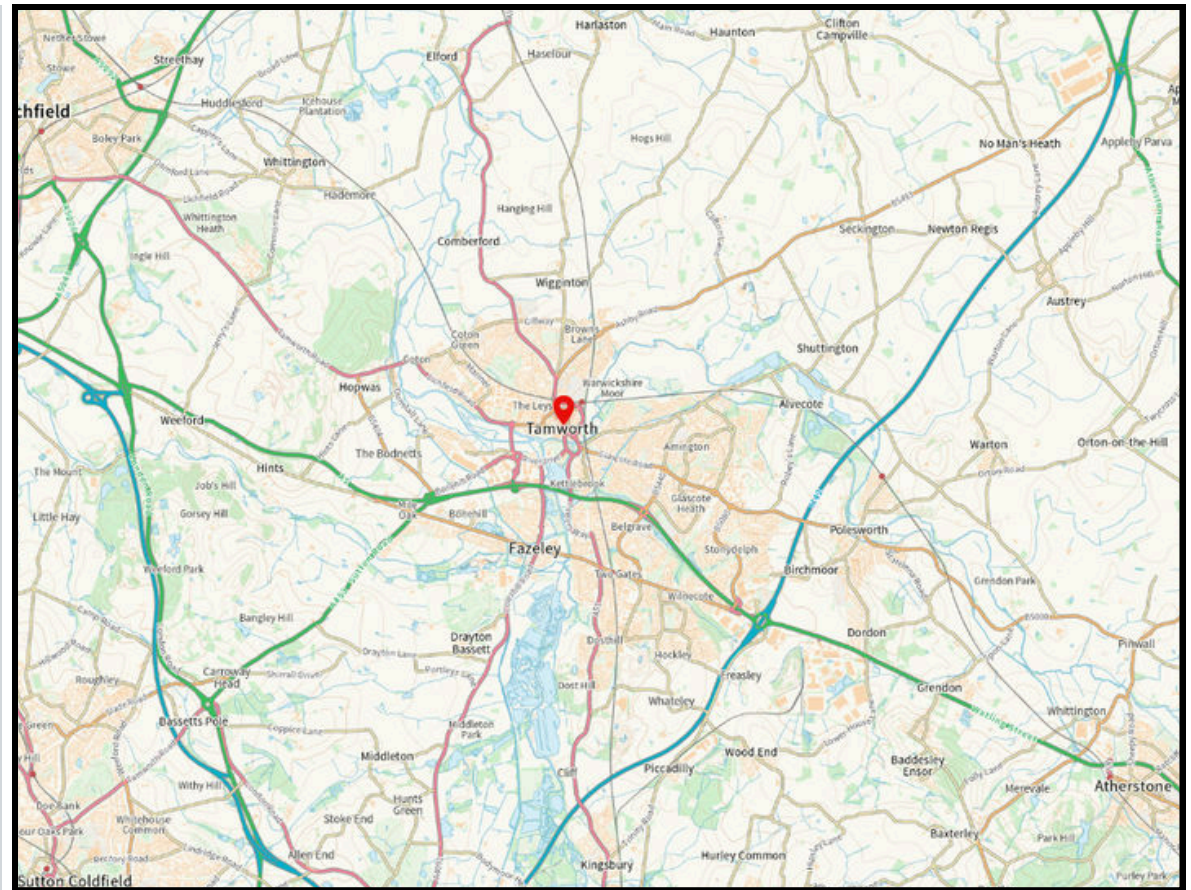
Accompanied viewings only, strictly by appointment with Howkins & Harrison please call Lily Taylor on 01530 877977 (option 3) or email lily.taylor@howkinsandharrison.co.uk

Plan, Area & Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of an error, omissions or misdescriptions. The plan is for identification purposed only.

Anti Money Laundering Information

To enable us to comply with the Money Laundering Regulations we need to verify the buyer's identity before proceeding with a letting. We charge a small administration fee for conducting an electronic AML verification check via our online provider, MoveButler.



Important Notice 1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



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