



3 Aldergate, Tamworth, B79 7DJ

For Let: 106.7 sq m (1,148 sq ft)

HOWKINS &
HARRISON

3 Aldergate Tamworth B79 7DJ

Features

- Town centre location
- Excellent transport links
- Immediate Availability
- 106.7 sq.m (1,148 sq.ft)

Description

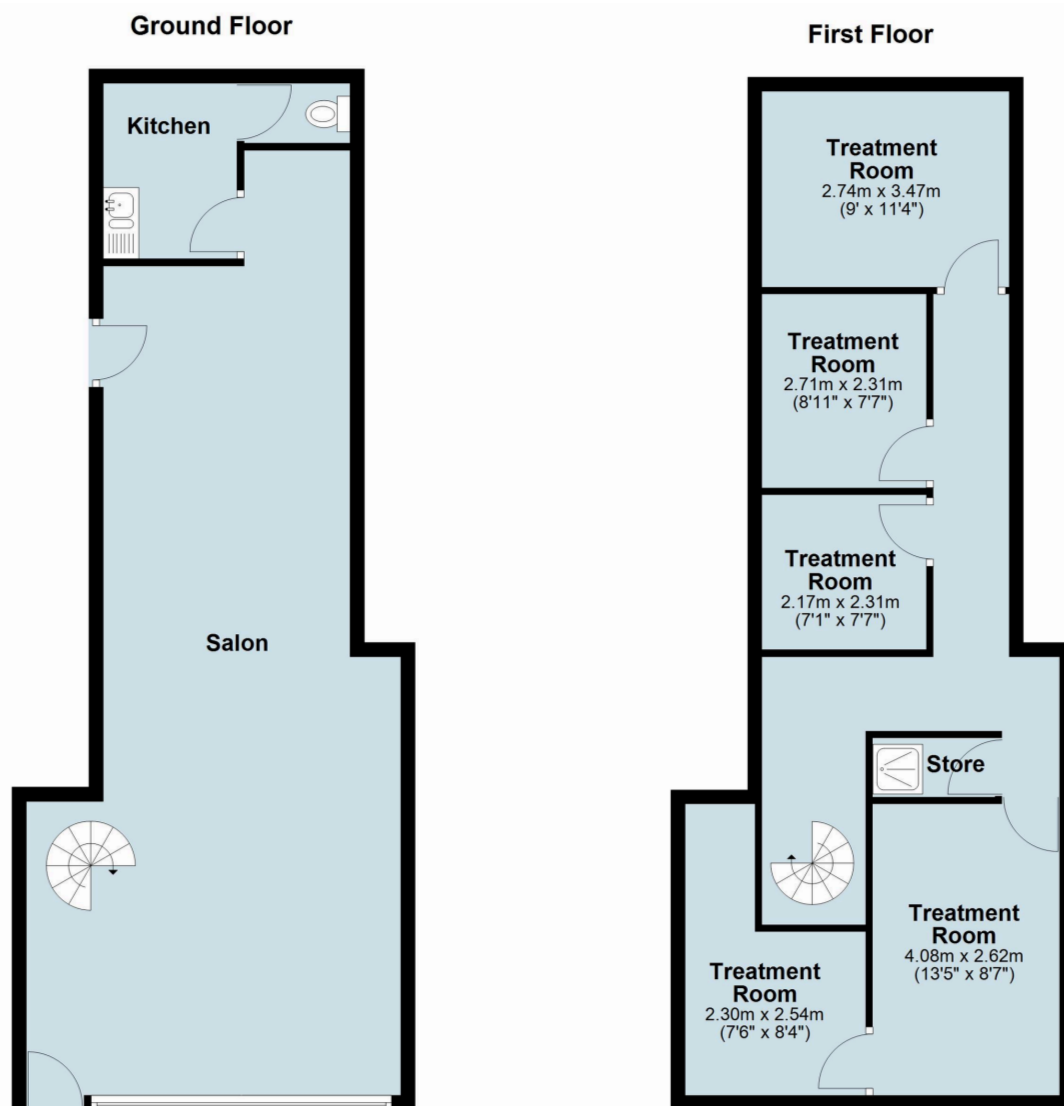
An exciting opportunity to lease a freehold retail space with immediate availability just outside the centre of Tamworth, well located in terms of parking and public transport.

The property is set across two floors with the ground floor having been previously used as an open plan hair and nail salon with the first floor split into smaller treatment rooms offering a large flexible space for a variety of uses.

Externally there is a small yard area to the rear of the property and a second entrance to the side of the building.

The property has potential for a range of uses subject to obtaining the necessary planning permission.





Location

Situated on Aldergate in Tamworth the property is close to the retail centre of Tamworth benefitting from good footfall and excellent public transport with Tamworth Railway Station less than 1 mile from the property.

Other local towns include Lichfield (7.4 miles) and Atherstone (9.0 miles).

Tenure & Possession

Available on a new flexible term lease, terms to be agreed.

Local Authority

Tamworth Borough Council

Website: <https://www.tamworth.gov.uk/>

Telephone: 01827 709709

Services

We are advised that the property is connected to mains electricity, water, gas and sewage.

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.

EPC

The current EPC for the property is E (111)

Deposit

A deposit will be required for the duration of the lease.

Planning

We understand that the property has planning under use Class E which allows uses such as a shop, cafe and beauty services.

Interested parties are advised to make further enquiries with Tamworth Borough Council.

Business Rates

The current rateable value for the property is £7,600.

What3Words

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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 sale. We charge a small administration fee for conducting an electronic AML verification check via our online provider, MoveButler.

Photographs

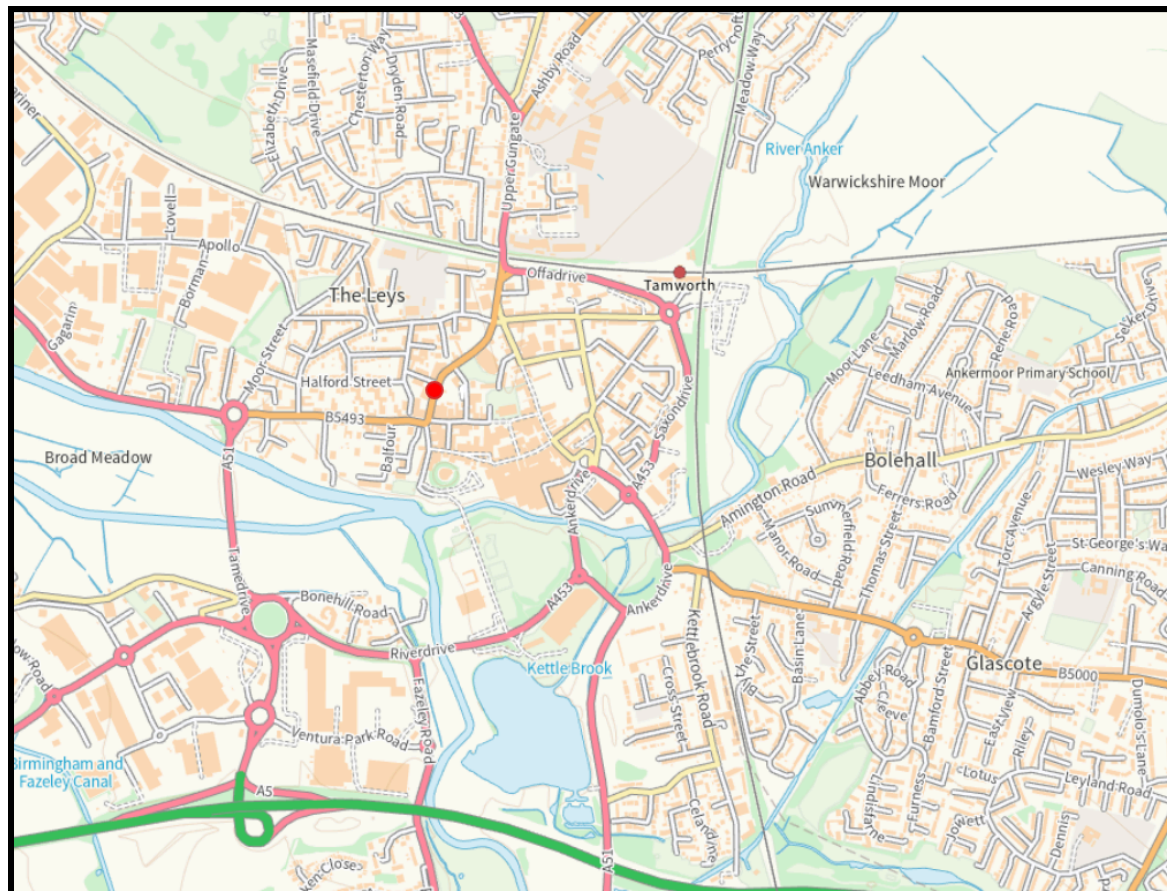
The photographs were taken in August 2025.

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 purposes only.



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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