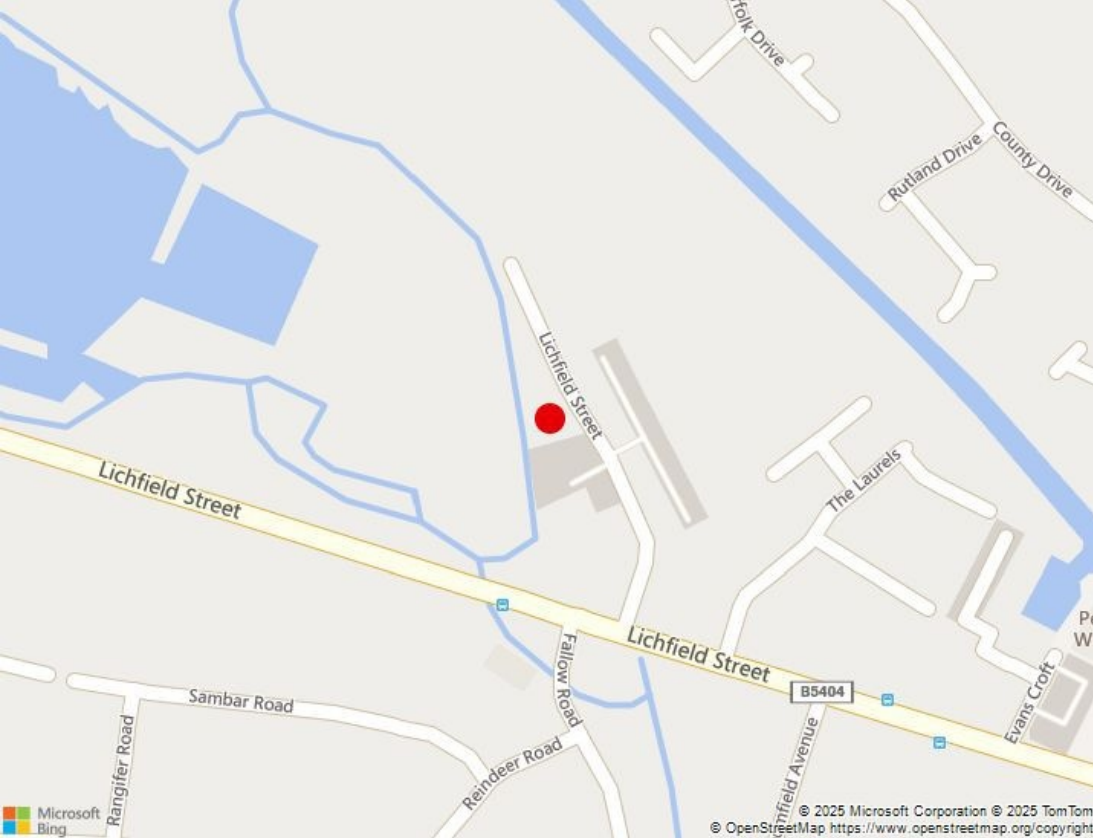


COMING SOON - HIGH QUALITY RETAIL/OFFICE UNITS TO LET

Bonehill Mill Estate, Lichfield Street, Fazeley, Tamworth, Staffordshire, B78 3QS

1,500 - 1,950 SqFt (139.35 - 181.16 SqM) | On Application





KEY FEATURES

- Brand new commercial development
- High quality commercial units over ground and first floor
- Glazed frontages
- Uses within Class E (retail and office) will be considered
- Available from Summer 2026

LOCATION

Bonehill Mill Estate is situated just off Lichfield Street (A4504) on the edge of Fazeley village. The commercial scheme comprising 8 commercial units is located to the rear of Bonehill Mill and opposite a small office development to include Footsteps Day Nursery.

Tamworth town centre and Ventura Retail Park are located within a short distance and access is available to the A5 and wider Midlands motorway network, including the M6, M6 Toll and M42.

DESCRIPTION

Bonehill Mill is a brand new development comprising 8 high quality commercial units built to a high specification / design and considered suitable for a variety of retail and office uses. Each unit provides ground and first floor accommodation behind a glazed frontage together with WCs and kitchenette facilities. On site parking.

Units 1 - 3 & 6 - 8: Ground Floor 976 sq ft / First Floor 976 sq ft. Total: 181.16 sq m / 1950 sq ft

Units 4 - 5: Ground Floor 750 sq ft / First Floor 750 sq ft. Total: 139.35 sq m / 1500 sq ft



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TERMS

The premises are available by way of full repairing and insuring lease for a term of years to be agreed.

ASKING RENT

On Application

EPC

Energy Performance Certificate to be assessed following practical completion.

BUSINESS RATES

To be assessed following practical completion.

Interested parties are advised to make their own enquiries with the Local Authority (Lichfield) for verification purposes.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT which may be payable.

VIEWING

Strictly by prior appointment, please contact:



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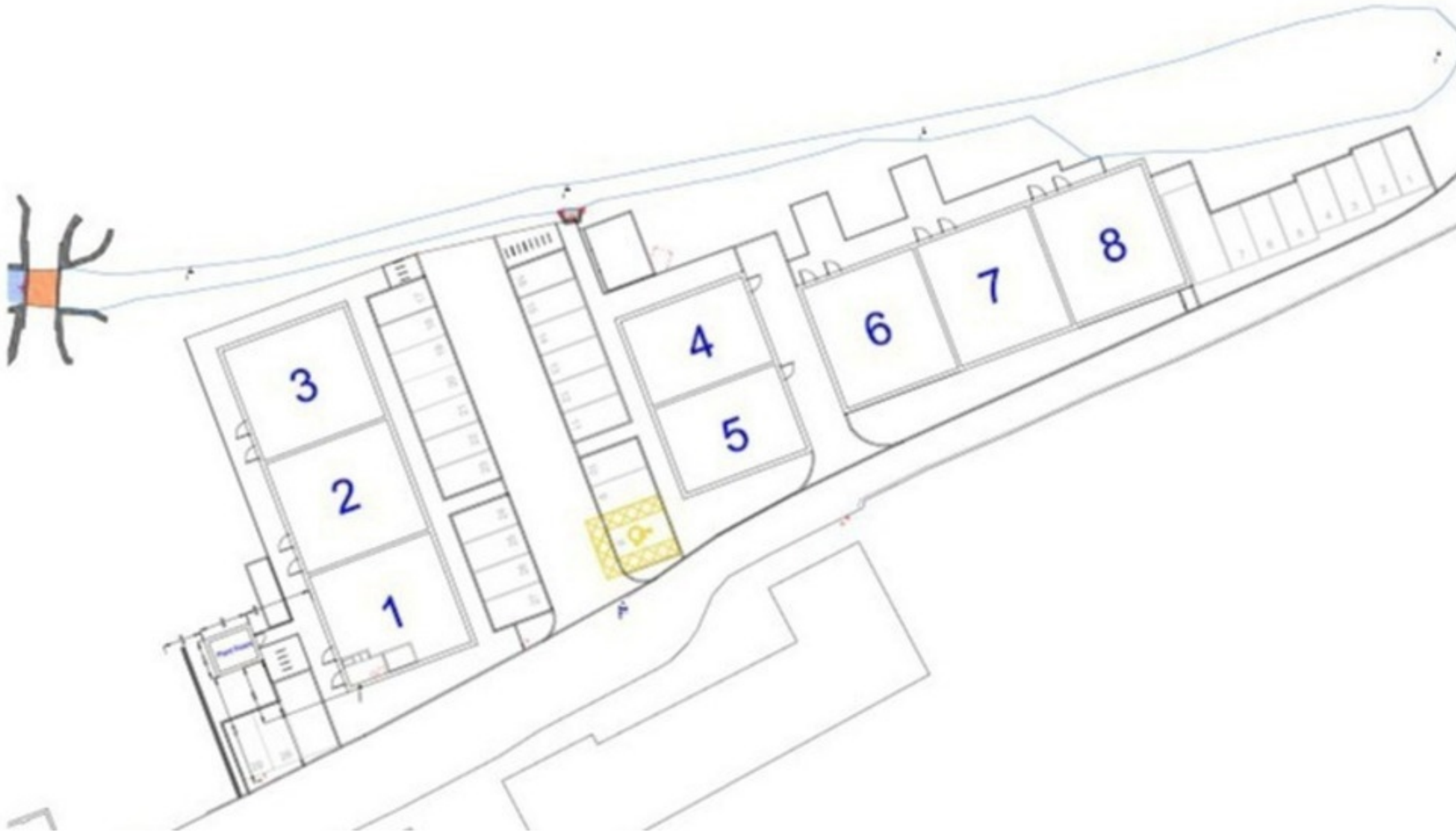


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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



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