

85 Bolebridge Street

Tamworth, B79 7PD

SHEPHERD
COMMERCIAL



TO LET / FOR SALE

696 SQ FT
(64.66 SQ M)

£12,000 PER ANNUM
OFFERS IN EXCESS OF £150,000

696 sq ft town centre
retail unit with open plan
sales area and two first
floor offices

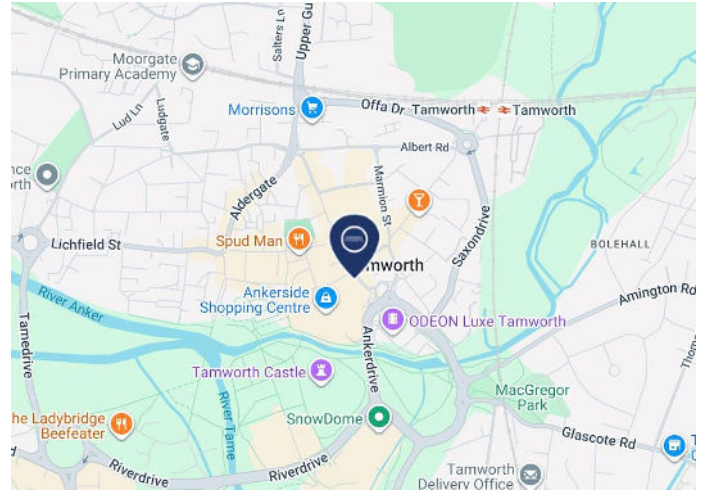
- 696 sq ft (64.69 sq m) arranged over ground and first floors
- Open plan ground floor sales area of approximately 420 sq ft
- Prominent traditional shopfront with twin display windows
- Rateable value of £11,000, eligible occupiers may qualify for small business rates relief
- Established town centre position

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Summary

Available Size	696 sq ft / 64.66 sq m
Rent	£12,000 per annum
Price	Offers in excess of £150,000
EPC	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

The property comprises a mid-terraced building of traditional brick construction beneath a pitched tiled roof, arranged over ground and first floors.

The ground floor provides an open plan sales area of approximately 420 sq ft with a prominent traditional shopfront, benefiting from twin display windows either side of a central entrance door and good levels of natural light. A kitchen area with stainless steel sink and water heater, together with a separate WC, are located to the rear, along with a secondary rear access.

The first floor is accessed via an internal staircase and provides two interconnecting offices extending to approximately 276 sq ft, suitable for office, treatment room or ancillary storage use.

The property is offered in a serviceable condition and would suit an incoming occupier wishing to fit out to their own requirements.

Location

The property occupies a prominent trading position on Bolebridge Street within Tamworth town centre, forming part of an established parade of predominantly independent occupiers. Neighbouring businesses include a national estate agency, a hot food takeaway and a hair and beauty salon.

The retail core, George Street and the Ankerside Shopping Centre are all within short walking distance, with public car parking nearby.

Tamworth is well connected, lying close to the A5, A51 and M42, with Tamworth railway station providing direct services to Birmingham, London and the North West.

Terms

To Let: £12,000 per annum exclusive, by way of a new full repairing and insuring lease for a minimum term of five years. Flexible terms considered.

For Sale: Offers in excess of £150,000 for the freehold interest with vacant possession.

Rates: The rateable value is £11,000 with effect from 1 April 2026. Eligible occupiers may qualify for small business rates relief. Interested parties should verify the position with Tamworth Borough Council.

All terms are quoted exclusive of VAT and are subject to contract.

Services

We understand that mains electricity, gas, water and drainage are connected to the property. No heating system is currently installed and an incoming occupier should allow for this within their fit-out.

Viewings

Strictly by prior appointment through the sole agents, Shepherd Commercial.



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