

Lot 35, 58/61 Church Street, Tamworth,

Staffordshire B79 7DF

For sale by Auction on 16th February 2023 (unless sold or withdrawn prior)



Vacant Office Opportunity

www.acuitus.co.uk

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Property Information

Vacant Office Opportunity

- First and Second Floor Offices of Attractive Art-Deco Building with ground floor entrance lobby
- May be Suitable for Change of Use (subject to consents)
- Busy Town Centre Location
- Low Capital Value on Guide Price of £10.69 psf

Lot

35

Auction

16th February 2023

Vacant Possession

Status

Available

Sector

Office

Auction Venue

Live Streamed Auction

On Behalf of Joint LPA Receivers

Location

Miles

12 miles north east of Birmingham, 23 miles north of Coventry, 30 miles west of Leicester

Roads

A5, M42, M6

Rail

Tamworth Railway Station (18 min direct train to Birmingham New Street)

Air

Birmingham International Airport

Situation

Tamworth is a busy market town in Staffordshire, with a population of approximately 78,000 and being some 12 miles north east of Birmingham. The property is located on the south side of Church Street in the centre of town, close to Tamworth Castle, Ankerside Shopping Centre and Tamworth Library. Neighbouring occupiers include a mix of restaurants, takeaways, pubs, retailers, offices and residential.

Tenure

Virtual Freehold. Held for a term of 999 years from 26/03/2002 at a peppercorn ground rent.

Description

The property comprises the first and second floors of an attractive 3 storey Art-Deco building. These upper floors are accessed via a ground floor entrance/lobby. The ground floor public house does not form part of the sale. The first and second floors may be suitable for change of use subject to the necessary consents.

VAT

VAT is not applicable to this lot.

Note

This property is being marketed for sale on behalf of Joint LPA Receivers and therefore no warranties, representations or guarantees are given or will be given in respect of the information in this brochure or any matter relating to the property, including VAT. Any information provided is provided without liability for any reliance placed on it and the Receivers are acting without personal liability. The Receivers are not bound to accept the highest or any offer.

Completion Period

Six week completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
First	Office	185.60	(1,997)	VACANT POSSESSION
Second	Office	162.20	(1,745)	
Ground	Lobby	-	-	
Total		347.80	(3,742) (1)	

(1) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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September 2020