37 George Street, Tamworth, Staffordshire B79 7LJ

Freehold Retail Investment





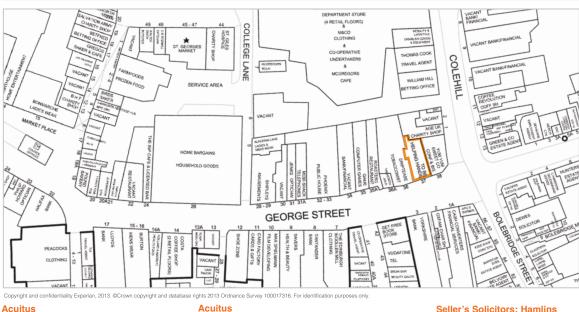


Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground First Second	Retail/Ancillary Ancillary Ancillary	103.12 sq m 57.69 sq m 36.51 sq m	(621 sq ft)	MIDSHIRES CARE LTD t/a Helping Hands (1)	November 2018 (2)	£25,000	(November 2023)
Total		197.32 sq m	(2,124 sq ft)			£25,000	

(1) In 2017, Midshires Care Ltd reported a turnover of £66,508,118, pre-tax profits of £10,350,177 and a total net worth of £17,145,130 (Source: Experian Group 08/11/2018). Helping Hands has over 90 outlets and operates UK wide (Source: www.helpinghandshomecare.co.uk).

(2) The tenant will benefit from a 12 month rent free period from the lease commencement. The Seller has agreed to adjust the completion monies so that the unit effectively produces £25,000 p.a. from completion of the sale. The lease provides an option to determine at the end of the third year of the term.



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Key Details

- Entirely let to Midshires Care Ltd on new 5 year lease
- Attractive Grade II listed building located in heart
 of affluent market town
- Situated on pedestrianised thoroughfare opposite Ankerside Shopping Centre
- Nearby occupiers include Santander Bank, T-Mobile, Holland & Barrett, Greggs and Peacocks

On behalf of a Major Fund Manager

Location

- Miles: 14 miles north-east of Birmingham 23 miles north of Coventry 30 miles west of Leicester
- 30 miles west of Leio Roads: A5, M42, M6 Toll
- Rail: Tamworth Train Station
- Air: Birmingham International Airport

Situation

Tamworth is a market town in Staffordshire, some 14 miles north-east of Birmingham. The property occupies a prominent town centre location on the north side of the pedestrianised George Street, diagonally opposite an entrance to the Ankerside Shopping Centre. Other nearby occupiers include Santander Bank, T-Mobile, Holland & Barrett, Greggs and Peacocks.

Description

The property, an attractive Grade II listed building, comprises a ground floor retail unit with first and second floor ancillary accommodation.

Tenure Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

Band D. See legal pack at acuitus.co.uk.