

37 George Street, Tamworth, Staffordshire B79 7LJ

Freehold Retail Investment

Lot 59

£25,000 per annum
exclusive



Current works to be completed imminently



Photo taken in 2014. Digitally altered image

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	103.12 sq m	(1,110 sq ft)	MIDSHIRES CARE	5 years from	£25,000	(November
First	Ancillary	57.69 sq m	(621 sq ft)	LTD	November 2018 (2)		2023)
Second	Ancillary	36.51 sq m	(393 sq ft)	t/a Helping Hands (1)			
Total		197.32 sq m	(2,124 sq ft)			£25,000	

- 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).
- 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.

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

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 acutis.co.uk.



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