Bond Wolfe

For Sale

38 Market Street, Tamworth, B79 7LR

A Freehold town centre commercial property with upper floor residential conversion potential

Highlights

- Prominent three storey town centre commercial property
- Potential for conversion of upper floors to residential (subject to consent)
- 2,211 sq. ft. (205.48 sq m) over basement and three floors
- Character building in heart of Tamworth
- Located on the pedestrianised area of Market Street
- Freehold

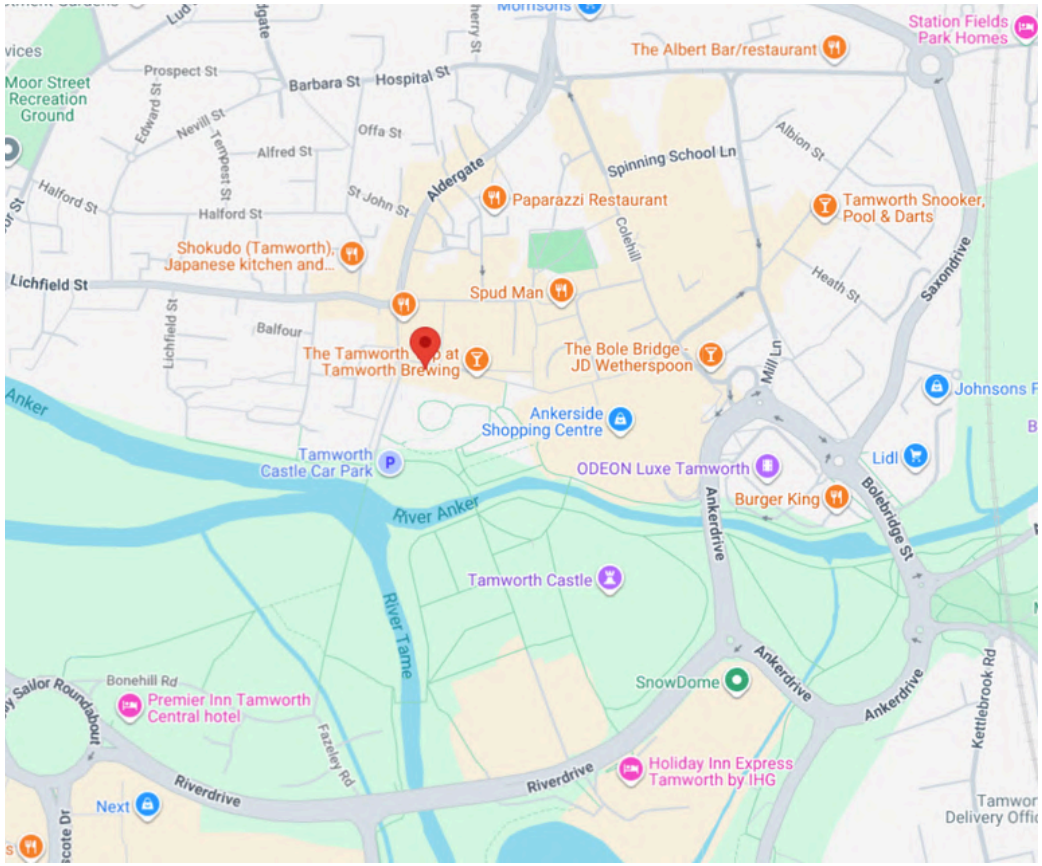
Offers based on £184,500

Location

38 Market Street occupies a highly prominent position within the heart of Tamworth town centre's principal retail pitch. The property benefits from a prime pedestrianised location on Market Street, a well-established commercial thoroughfare linking key retail destinations including the Ankerside Shopping Centre and Middle Entry Shopping Centre.

The surrounding area is characterised by a mix of national multiple retailers, independent operators, cafés, and professional services, creating a strong and vibrant trading environment with consistent footfall throughout the day.

Tamworth itself is a thriving market town in Staffordshire, strategically located approximately 14 miles north-east of Birmingham and benefiting from excellent road communications via the A5 and M42, providing convenient access across the wider West Midlands region. The property is also within close proximity to Tamworth railway station, offering direct services to Birmingham New Street and London Euston.



Description

The property comprises a three storey building, formerly used as a financial advisors, offering a retail sales area to the ground floor together with offices on the first and second floors. The upper floors provide an ideal opportunity for conversion to residential, subject to planning consent and the current owner has already sought positive pre planning advice from the planning authority.

Accommodation

Demise	Sq ft
Ground Floor retail	727 sq. ft. (67.60 sq. m)
First Floor	361 sq. ft. (33.50 sq. m)
Second Floor	400 sq. ft. (37.20 sq. m)
Basement	723 sq. ft. (67.2 sq. m)
Total	2,211 sq. ft. (205.48 sq. m)

Tenure

Freehold, with vacant possession

Further Information

Price

Offers based on £184,500 are sought for the Freehold interest

EPC

Available upon request.

Legal Costs

Each party is to be responsible for their own legal costs that may be incurred in this transaction.

Anti-Money Laundering (AML)

Under HMRC and RICS regulations in addition to the Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake anti money laundering due diligence for both the vendors (our client) and the purchasers involved in a transaction. As such, personal and or detailed financial and corporate information will be required before an offer can be accepted and a transaction can commence.

To arrange a viewing, please contact:

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