

RETAIL

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# LEASE AVAILABLE

**STANDALONE UNIT, TAMWORTH SERVICES, GREEN LANE, TAMWORTH, STAFFS, B77 5PS**

**\*\* INCENTIVES AVAILABLE— SUBJECT TO STATUS \*\***

## LOCATION

Tamworth Services is operated by MOTO and is accessible from both directions of the M4 at junction 13 with the A34.

The unit is slightly set back, next to Greggs and close to the main service station building where operators include Costa, Burger King, M & S, Krispy Kreme and WH Smith.

## ACCOMMODATION

This standalone building benefits from the following approximate net internal floor areas and dimensions:

Internal Width:	5.82 m	(19 ft 11)
Shop Depth:	16.93 m	(55 ft 5)
Ground floor area:	98.66 sq m	(1,062 sq ft)

## CONTACT

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## IMPORTANT INFORMATION

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## LEASE

An assignment of an existing full repairing and insuring lease to expire 31 August 2022 with annual RPI rent reviews.

## RENT

£44,380 per annum exclusive.

## TERMS

**INCENTIVES** are available, subject to status. Consideration will be given to an assignment, temporary lettings, or a new longer term via the landlord.

## PLANNING

It is understood that the premises benefit from a **sui generis** (betting office) consent but could be suitable for other retail and catering uses, subject to planning and landlord's consent.

## USE

All uses will require landlords consent. It is unlikely that the landlord will permit any uses already represented at these services.

## RATES

According to the Valuation Office website the premises are assessed as follows:-

Rateable Value: £39,500

It is understood that no commercial rates are payable for many retail and leisure uses until at least 30 June 2021. Interested parties are recommended to satisfy themselves that the RV stated is correct and that any relief is applicable to their business <https://www.gov.uk/apply-for-business-rate-relief/retail-discount>

## LEGAL COSTS

Each party to bear their own legal costs in the transaction.

## VAT

All figures are exclusive of VAT, where applicable.

## ENERGY PERFORMANCE CERTIFICATE

A certificate rated 'C' is available on request.

## VIEWING & FURTHER INFORMATION

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**SUBJECT TO CONTRACT**    **March 2021**

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# Granada Services, Tamworth Services

