

FOR SALE

FORMER ARGYLE STREET HEALTH CENTRE, ARGYLE STREET, TAMWORTH, B77 3EW



Re-use / Redevelopment Opportunity (Subject to Planning)

☎ 0121 285 4645

📍 Somerset House 37 Temple Street, Birmingham, B2 5DP

🌐 www.aspinallverdi.co.uk

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Key Highlights

- Freehold property with vacant possession
- Re-use / redevelopment opportunity suitable for a range of uses, including conversion (subject to planning)
- Site area circa 0.10 hectares (0.25 acres) gross
- Approximately 3,842 sqft (357 sqm) GIA of accommodation
- Circa 1.1 miles from Tamworth centre
- Informal tender offers invited by **12 noon 6th November 2026**

Location

The property is located in a predominantly residential area in the Glascoate/Amington area of Tamworth, Staffordshire and is situated on a corner plot with frontage to both Barlow Close and Argyle Street. The property is located approximately 1.1 miles from Tamworth centre.

Nearby amenities include a day care nursery, launderette, car repair garage and public house. Several educational facilities are located nearby, including The Woodlands Community Primary School, William MacGregor Primary School and Landau Forte Academy, all of which are rated Good by Ofsted.

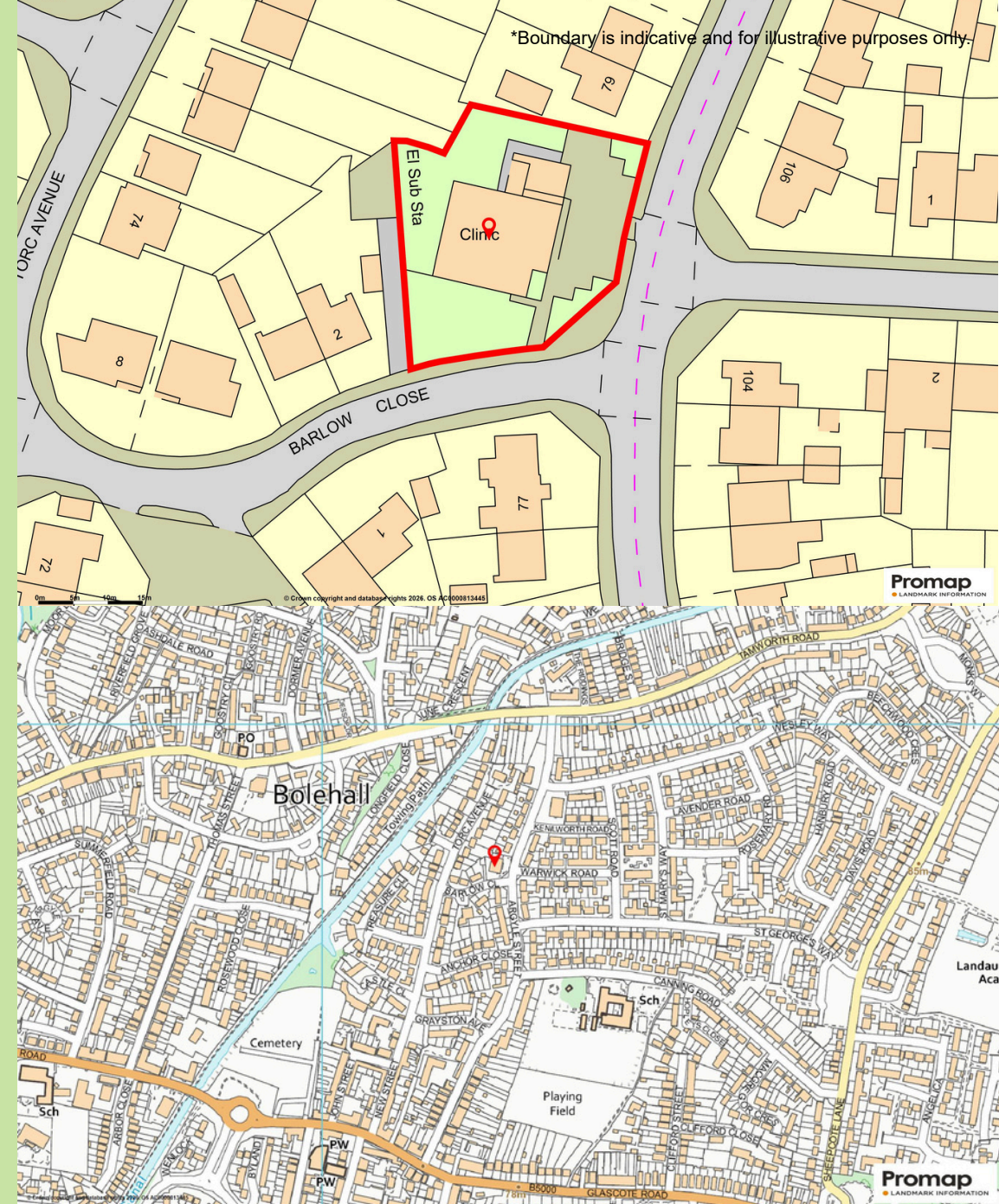
The property is well connected to the wider road network via the A5. Public transport facilities are available along Argyle Street via Number 5 bus route providing direct services to Tamworth Town Centre. Tamworth Railway Station is located approximately 1.4 miles to the north west, providing regular services to Birmingham New Street, Stafford and London Euston.

What3words: ///state.office.task

The Property

The buildings comprise a part single storey and part two storey former mental health day clinic extending to circa 3,842 sqft (357 sqm) GIA. We understand that the property falls within Use Class E(e), defined as 'Medical services not attached to the residence of the practitioner'.

The property occupies a gross site area of circa 0.10 hectares (0.25 acres). Car parking is available to the front of the buildings and the site offers potential for the creation of additional parking, subject to the necessary consents.





Planning

The property falls within the jurisdiction of Tamworth Borough Council. Subject to approval from the Local Planning Authority, the property could support conversion or redevelopment for a broad range of uses, including alternative community use, residential, specialist housing or care home, employment use, mixed use or retail.

Interested parties should undertake their own enquiries as to the suitability of potential alternative uses.

Services

We understand that the two buildings are accessed and alarmed separately but all mains services are available including mains gas, water, drainage and electricity.

Interested parties should satisfy themselves in respect of availability and capacity of services.

Energy Performance

The EPC rating of the property is 'C'.

Business Rates

Argyle Street Health Centre, Argyle Street, Tamworth, B77 3EW – Rateable Value £8,700 (circa £3,758.40 pa payable from 1st April 2026).

Tenure

The property is held freehold by Midlands Partnership University NHS Foundation Trust. Interested parties should make their own enquiries and satisfy themselves in respect of title to the property.

Legal and Professional Costs

Parties will be responsible for their own legal and professional costs.

Method of Sale

The freehold property is being sold via informal tender. Offers for the freehold of the entire property should be submitted in writing to AspinallVerdi no later than 12 noon on **6th November 2026**. The vendor has a preference for unconditional offers. All offers should be exclusive of VAT which may apply.

Offers should be submitted via the Offer Proforma, available upon request.

All completed Offer Proformas should be marked for the attention of Megan Jones / Theo Stevenson Bunney at AspinallVerdi, Somerset House, 37 Temple Street, Birmingham, B2 5DP and be submitted via email to **Megan.jones@aspinallverdi.co.uk / Theo.sbunney@aspinallverdi.co.uk by 12 noon on 6th November 2026**.

The Vendor reserves the right to not accept the highest, or any offer received

VAT

The vendor has not elected to charge VAT on the purchase price.



Further Information & Viewings

To request further information please contact Megan.jones@aspinallverdi.co.uk, Theo.sbunney@aspinallverdi.co.uk or Rachel.hill@aspinallverdi.co.uk.

Viewing is strictly by appointment only and to be arranged through AspinallVerdi. Interested parties should not attempt to gain access to the property outside of accompanied viewings.

If you would like to know more please get in touch.



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ANTI-MONEY LAUNDERING To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1) Corporate structure and ownership details.

2) Identification and verification of ultimate beneficial owners.

3) Satisfactory proof of the source of funds for the Buyers/funders/lessee.

September 2026
Subject to Contract

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