

# PRIME UNIT TO LET

Unit 13-14, Ankerside Shopping Centre, Tamworth, B79 7LG



## LOCATION

The Ankerside Shopping Centre is the prime shopping within Tamworth and is anchored by **Boots** and **Argos**. Other retailers in the scheme include **Iceland, Peacocks, Clintons, Poundland** and **Blue Inc**.

The scheme also provides the town's principle multi-storey car park of 730 spaces.

## DESCRIPTION

The subject property is located adjacent to **The Body Shop** and is close to **Boots, Warren James, Clinton Cards** and **3 Store**.

## ACCOMODATION

The premises comprise of the following approximate floor areas:

|                      |                            |                    |
|----------------------|----------------------------|--------------------|
| <b>Ground Floor:</b> | <b>192.31m<sup>2</sup></b> | <b>2,070 sq ft</b> |
| <b>Basement:</b>     | <b>110.37m<sup>2</sup></b> | <b>1,188 sq ft</b> |

## Tenure

The unit is available on a new effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

## EPC

Energy Performance Asset Rating of the premises currently falls within category D (84).

A copy of the Energy Performance Certificate can be made available upon request.

## SERVICE CHARGE

There is an annum service charge of £32,518.62.

## RENT

**£50,000** per annum exclusive of rates, service charge and VAT.

## RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

|   |                |
|---|----------------|
| <b>RATEABLE VALUE</b><br><b>(2017 Assessment)</b> | <b>£58,500</b> |
|---|----------------|

We suggest that all interested parties should verify the above with the Local Authority, as transitional relief may be applied to Rates Payable.

## LEGAL COSTS

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

## VIEWINGS

Strictly by appointment with the Joint Retained Agents.

**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT  
SUBJECT TO CONTRACT**

Details correct at the time of print November 2017

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