

PRIME UNIT TO LET

Unit 49, 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 **Ponden Home** and is close to **Iceland**, **The Fragrance Shop**, **Claire's**, **Coventry Building Society** and **Bodycare**.

ACCOMODATION

The premises comprise of the following approximate floor areas:

Ground Floor:	470.46m²	5,064 sq ft
Basement:	363.62m²	3,914 sq ft

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

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

SERVICE CHARGE

There is an annum service charge of £38,223.64.

RENT

£76,000 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:-

RATEABLE VALUE (2017 Assessment)	£61,500
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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

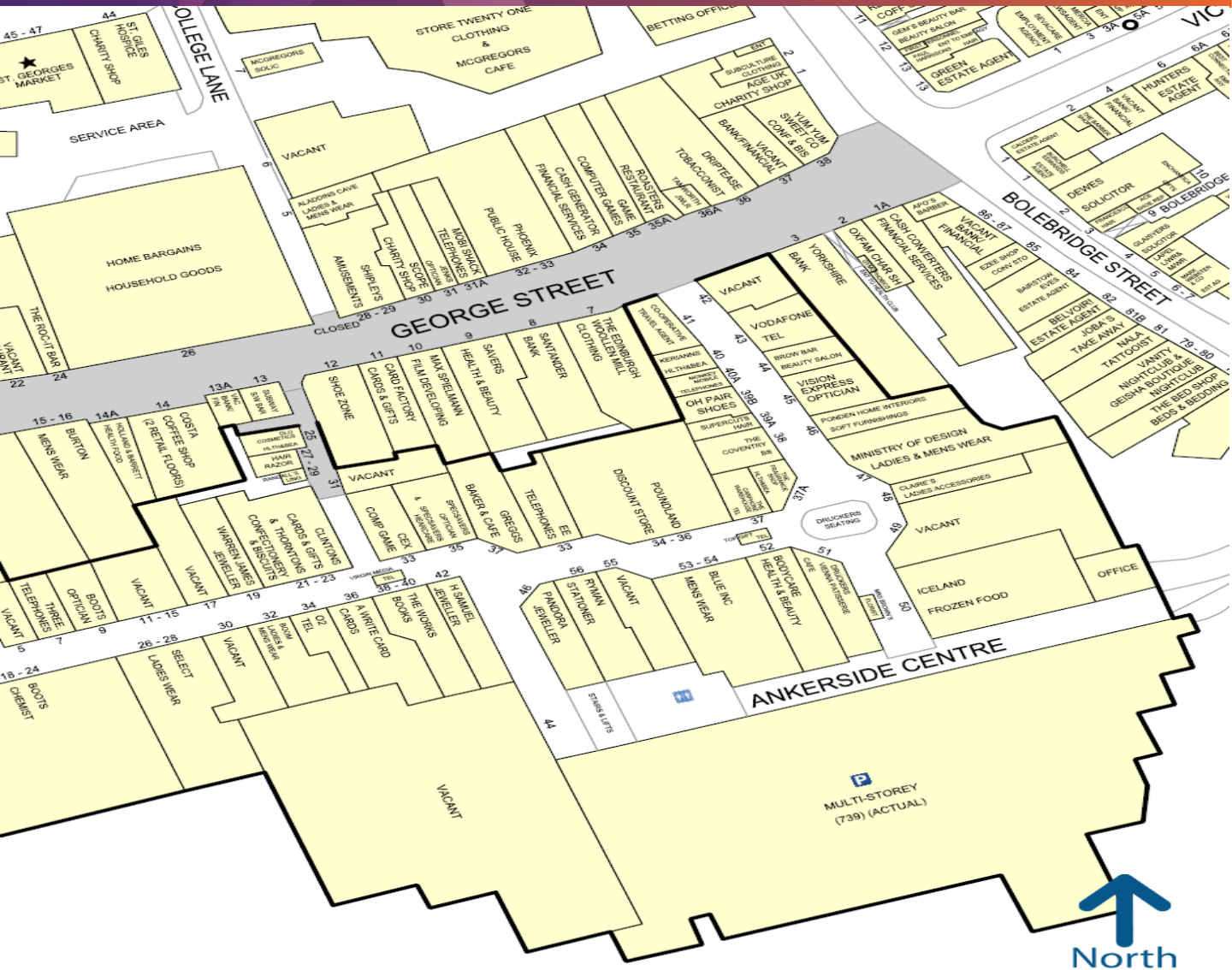
Strictly by appointment with the Joint Retained Agents.

TRANSACTIONS ARE STATED EXCLUSIVE OF VAT SUBJECT TO CONTRACT

Details correct at the time of print November 2017

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For more information, please contact:

Ed Purcell
Tel: 0121 400 0407
Email: ed@creative-retail.co.uk

Scott Robertson
Tel: 0121 400 0407
Email: scott@creative-retail.co.uk

Or contact our joint agents
Green & Partners
Tel: 0207 659 4848