

UNIT TO LET

Unit 40a, Ankerside Shopping
Centre, Tamworth,
B79 7LG



LOCATION

The Ankerside Shopping Centre provides the prime shopping location within Tamworth and is anchored by **Boots**. Other nearby retailers include **Iceland, Ponden Home, Vodafone, Vision Express, Poundland, Bodycare, Pandora** and **Yours**.

The scheme also provides the town's principle multistorey car park of 730 spaces.

ACCOMODATION

The premises comprise of the following approximate floor areas:

Ground Floor:	47.00m²	506 sq ft
Basement:	15.70m²	169 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

The current service charge is approximately £7,131 per annum.

RENT

£15,000 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 **£7,700**
(2017 Assessment)

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

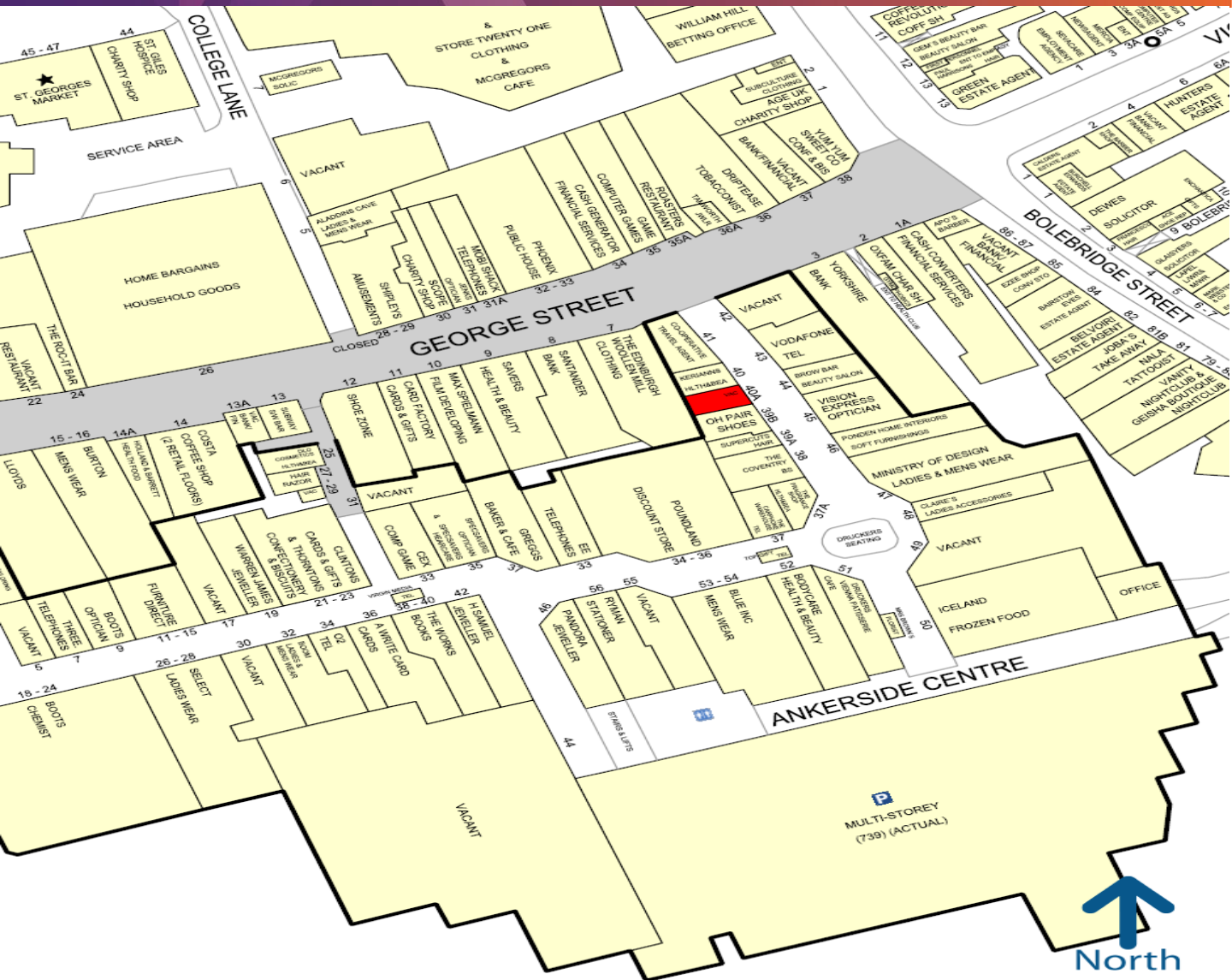
**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT
SUBJECT TO CONTRACT**

Details correct at the time of print April 2018


CREATIVE RETAIL
PROPERTY CONSULTANTS

UNIT TO LET

Unit 40a, Ankerside Shopping
Centre, Tamworth,
B79 7LG



- CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:
- I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
 - II. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property Consultants Ltd or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
 - III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
 - IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

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