

# PRIME UNIT TO LET

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



## LOCATION

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

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

## DESCRIPTION

The subject property is located adjacent to **Thomas Cook** and is close to **Vodafone, First Choice, Vision Express** and **Bodycare**.

## ACCOMODATION

The premises comprise of the following approximate floor areas:

<b>Ground Floor:</b>	<b>53.1m<sup>2</sup></b>	<b>572 sq ft</b>
<b>Basement:</b>	<b>9.9m<sup>2</sup></b>	<b>106 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 C (65).

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

## SERVICE CHARGE

There is an annum service charge of £9,199.35.

## RENT

**£25,000** 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> <b>(2017 Assessment)</b>	<b>£9,000</b>
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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.

## ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

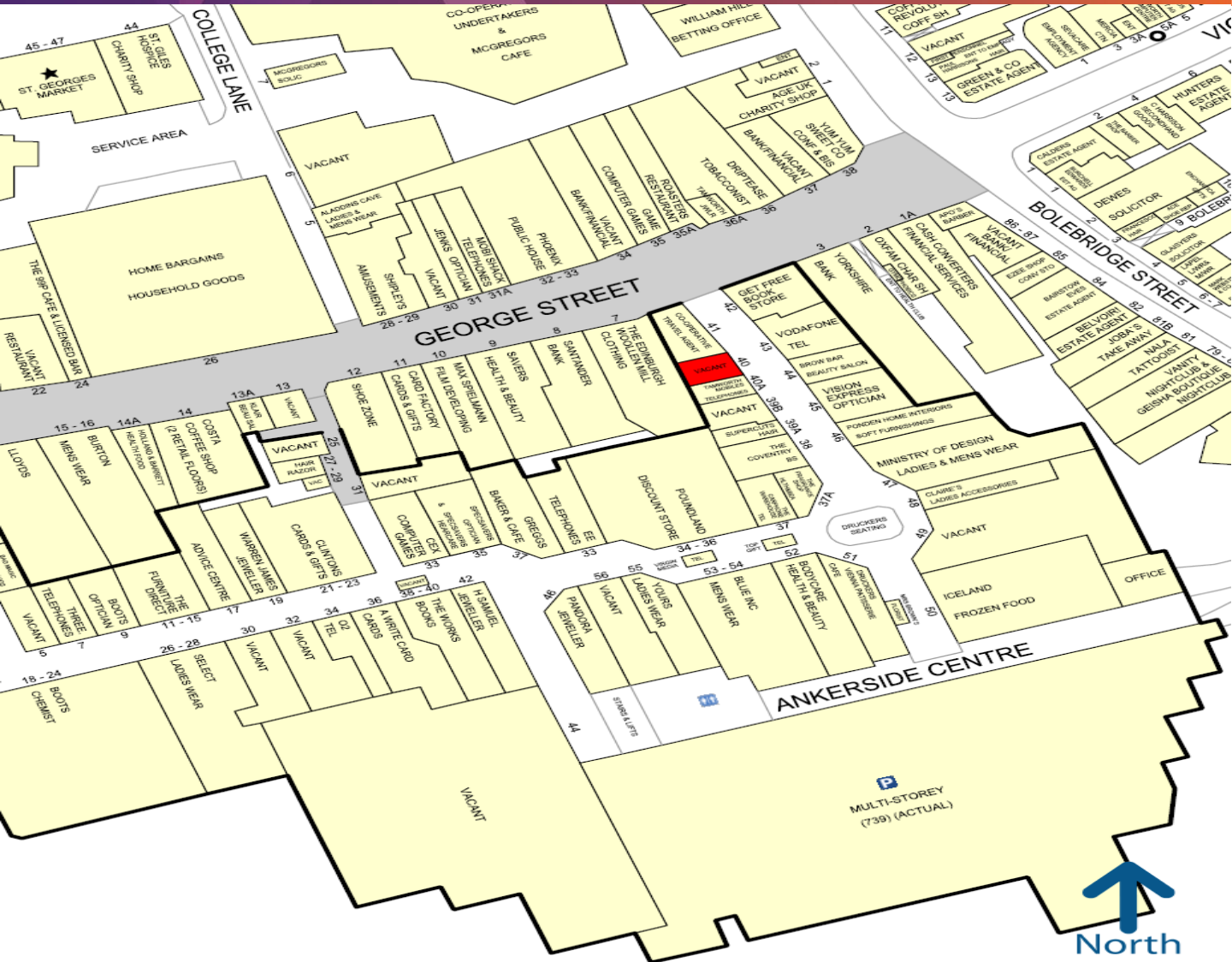
## VIEWINGS

Strictly by appointment with the Joint Retained Agents.

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

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