

# PRIME UNIT TO LET

Unit 8, 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.

## ACCOMODATION

The premises comprise of the following approximate floor areas and dimensions:

<b>Ground Floor:</b>	<b>78.69m<sup>2</sup></b>	<b>847 sq ft</b>
<b>Basement:</b>	<b>23.13m<sup>2</sup></b>	<b>249 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

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

## SERVICE CHARGE

There is an annum service charge of £11,697.08.

## RENT

**Upon application** (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>£39,500</b>
<b>(2017 Assessment)</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.

## 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.

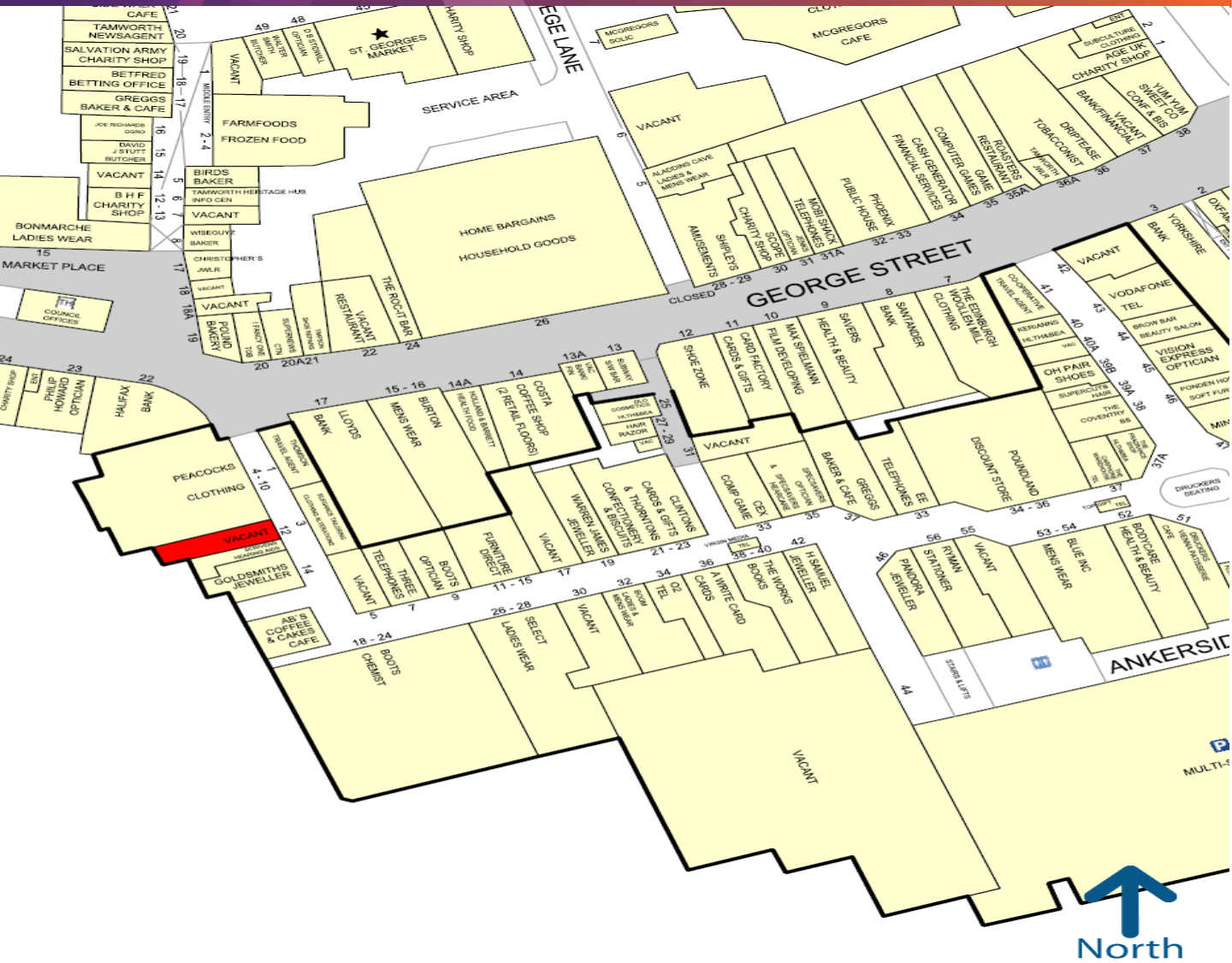
**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT  
SUBJECT TO CONTRACT**

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

[www.creative-retail.co.uk](http://www.creative-retail.co.uk)

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