

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**. 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 **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:

Ground Floor:	192.31m²	2,070 sq ft
Basement:	110.37m²	1,188 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

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.

RENT

£27,500 per annum exclusive of rates, service charge and VAT.

SERVICE CHARGE

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

RATEABLE VALUE

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

RATEABLE VALUE **£58,500**
(2017 Assessment)

We suggest that all interested parties should verify the above.

PLANNING

The premises now fall within Use Class E (Commercial Business & Service) which encompasses the historic use classes; A1, A2, A3, B1a, B1b, B1c, D1 and D2.

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.

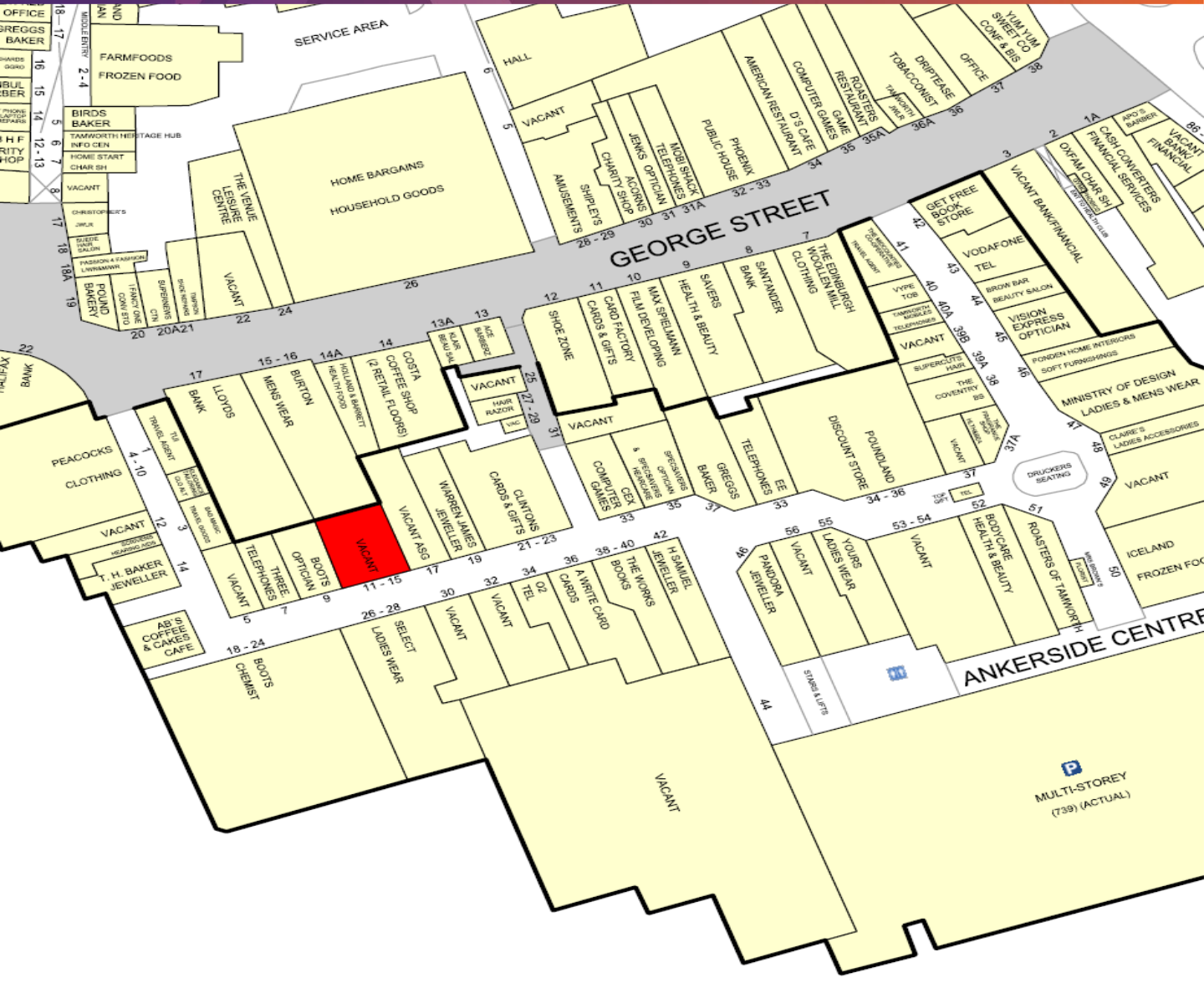
VIEWINGS

Strictly by appointment with the Sole Retained Agents.

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

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