

SHOP TO LET

Unit 53-54 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 **Yours & Bodycare**. Other nearby retailers include **Poundland, Pandora, EE, Iceland**.

ACCOMODATION

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

| | | |
|----------------------|----------------------------|--------------------|
| Ground Floor: | 308.43m² | 3,320 sq ft |
| Basement: | 68.46m² | 737 sq ft |

TENURE

The premises are to be made available by way of a new Full Repairing and Insuring lease for a term of years 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

£45,000 per annum exclusive of rates, service charge and VAT

SERVICE CHARGE

There is an annual service charge of £47,722.

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) | £82,500 |
|---|----------------|

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.

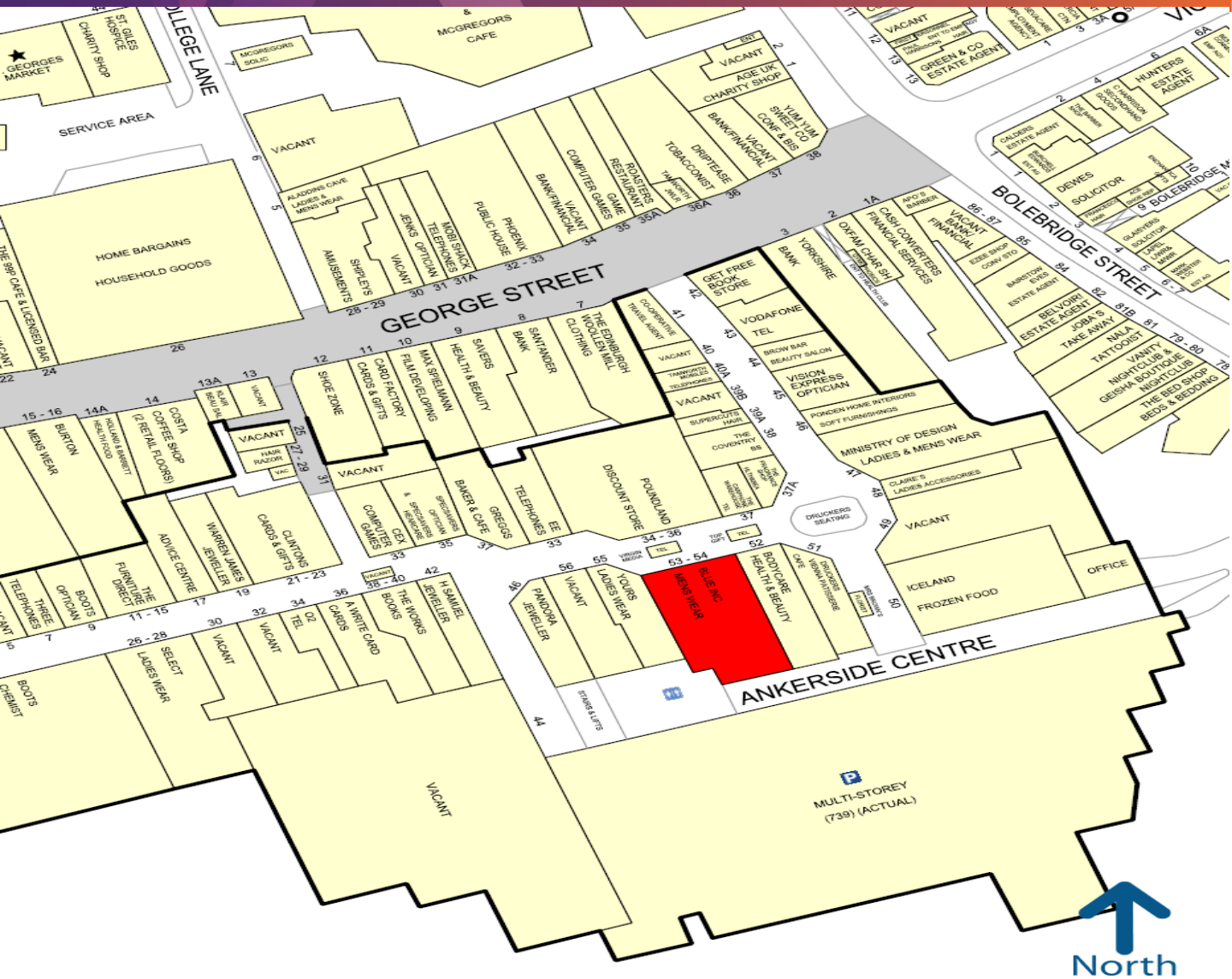
VIEWINGS

Strictly by appointment with the Sole Retained Agents

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

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For more information, please contact:

Ed Purcell
Tel: 07793 808974
Email: ed@creative-retail.co.uk

Scott Robertson
Tel: 07831 856733
Email: scott@creative-retail.co.uk