

SHOP TO LET

Unit 55, 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 Bodycare. Other nearby retailers include Poundland, Pandora, EE, Iceland.

ACCOMODATION

The premises comprise of the following approximate floor areas:

Ground Floor: 1,330 sq ft 123.56m²
Basement area: 445 sq ft 41.34m²

Tenure

The unit is available on a new effectively full repairing and insuring lease for a term to be agreed.

EPC

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

LEGAL COSTS

Each party to be responsible for their own legal costs.

RENT

£22,500 per annum exclusive of rates, service charge and VAT.

SERVICE CHARGE

There is an annum service charge of £17,250 plus 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 - £33,000

We suggest that all interested parties should verify the above with the Local Authority, as transitional relief may be applied to Rates Payable.

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

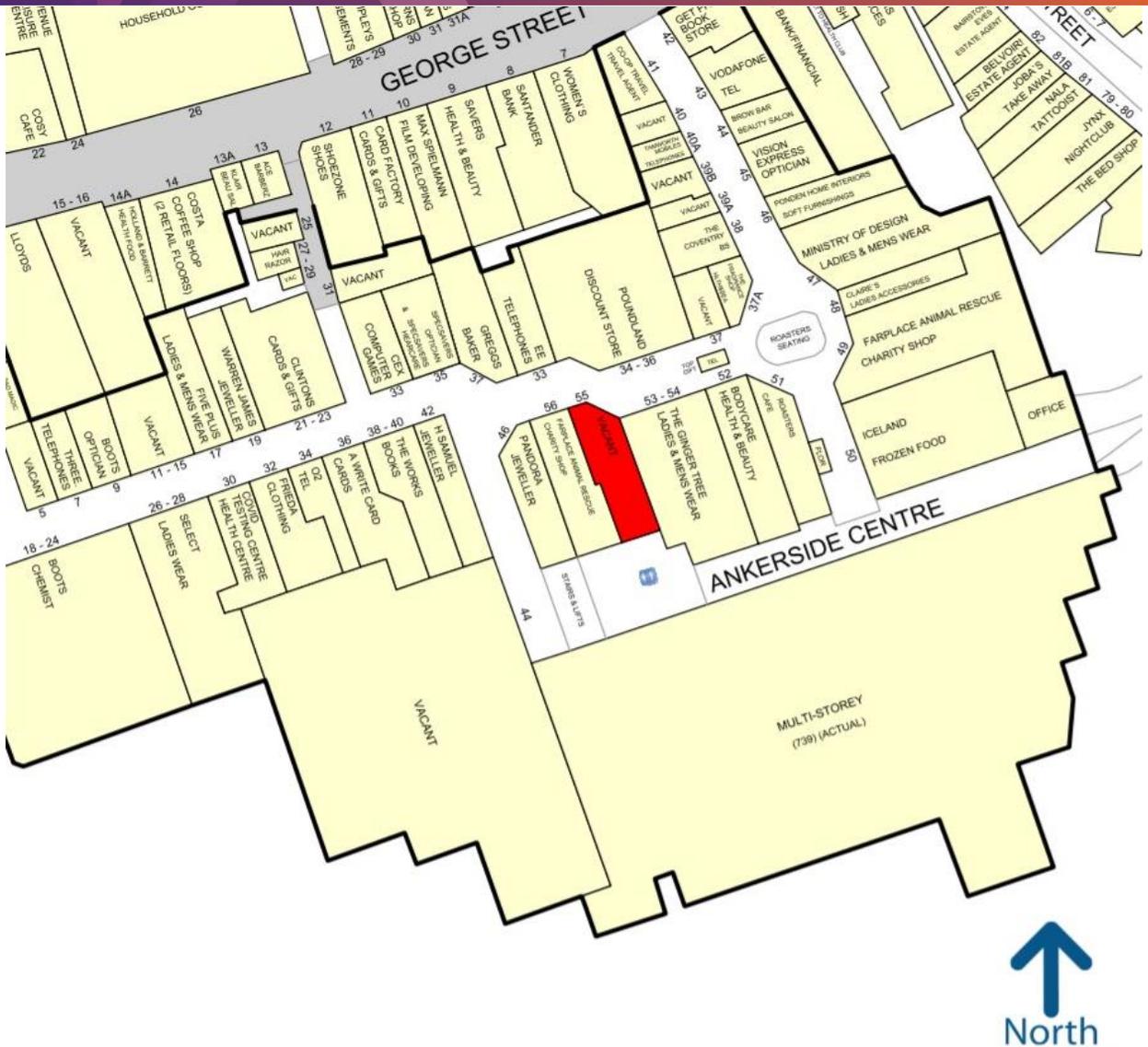
Strictly by appointment with the Sole Retained Agents.

SUBJECT TO CONTRACT


CREATIVE RETAIL
PROPERTY CONSULTANTS

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