

PRIME UNIT TO LET

Unit 10, 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 **3 Store** and is close to **EE, Peacocks, Warren James, Clinton Cards** and **Boots**.

ACCOMODATION

The premises comprise of the following approximate floor areas:

Ground Floor:	92.81m²	999 sq ft
Basement:	18.77m²	202 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 E (123).

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

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.

RENT

£17,500 per annum exclusive of rates, service charge and VAT.

SERVICE CHARGE

There is an annum service charge of £16,972.44.

RATEABLE VALUE

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

RATEABLE VALUE (Current) £31,000

We suggest that all interested parties should verify the above.

RATEABLE VALUE (April 2023) £27,000

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

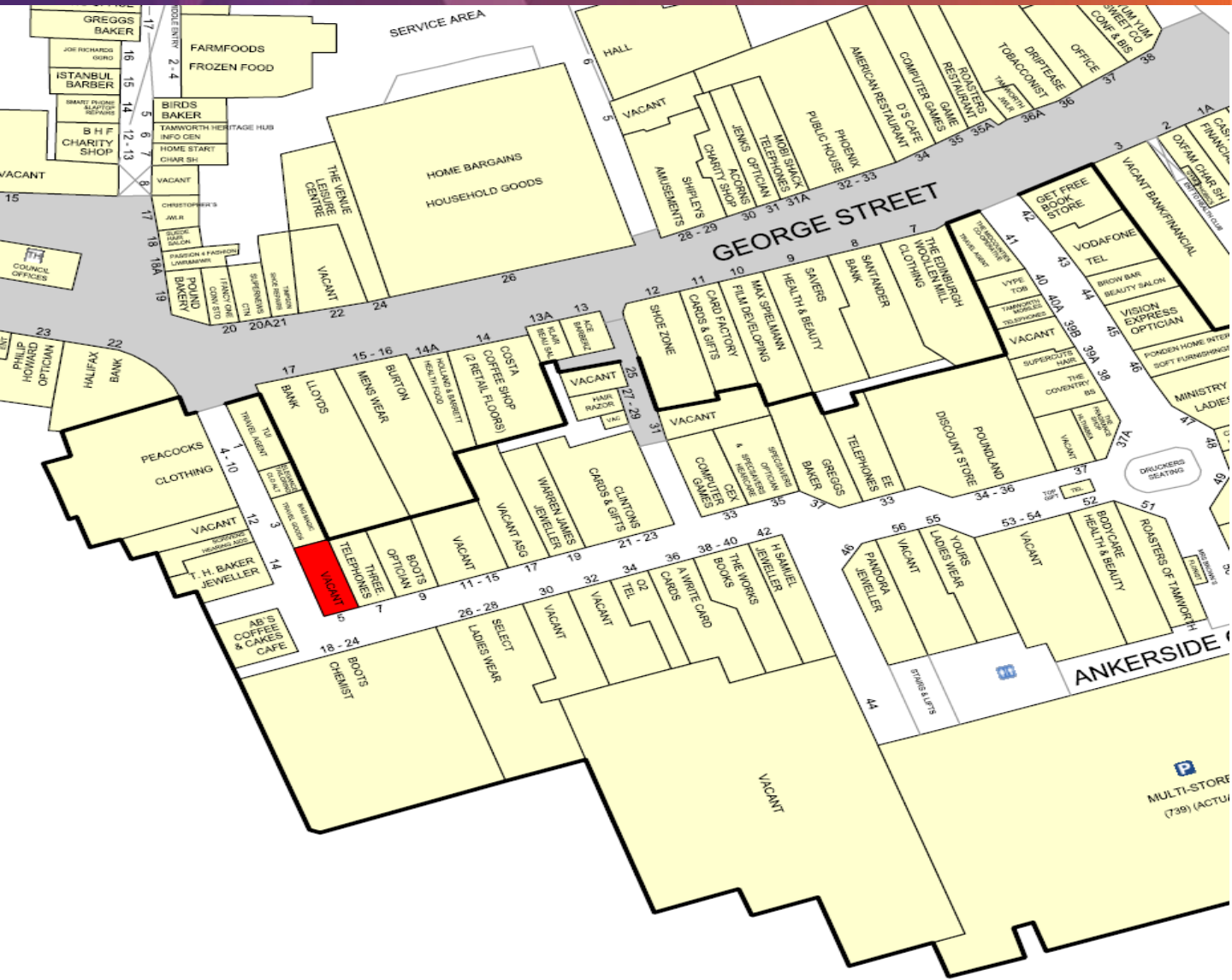
Strictly by appointment with the Sole Retained Agents.

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



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