

# 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:

<b>Ground Floor:</b>	<b>192.31m<sup>2</sup></b>	<b>2,070 sq ft</b>
<b>Basement:</b>	<b>110.37m<sup>2</sup></b>	<b>1,188 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

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 (Current) £58,500**

We suggest that all interested parties should verify the above.

**RATEABLE VALUE (April 2023) £51,000**

## 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

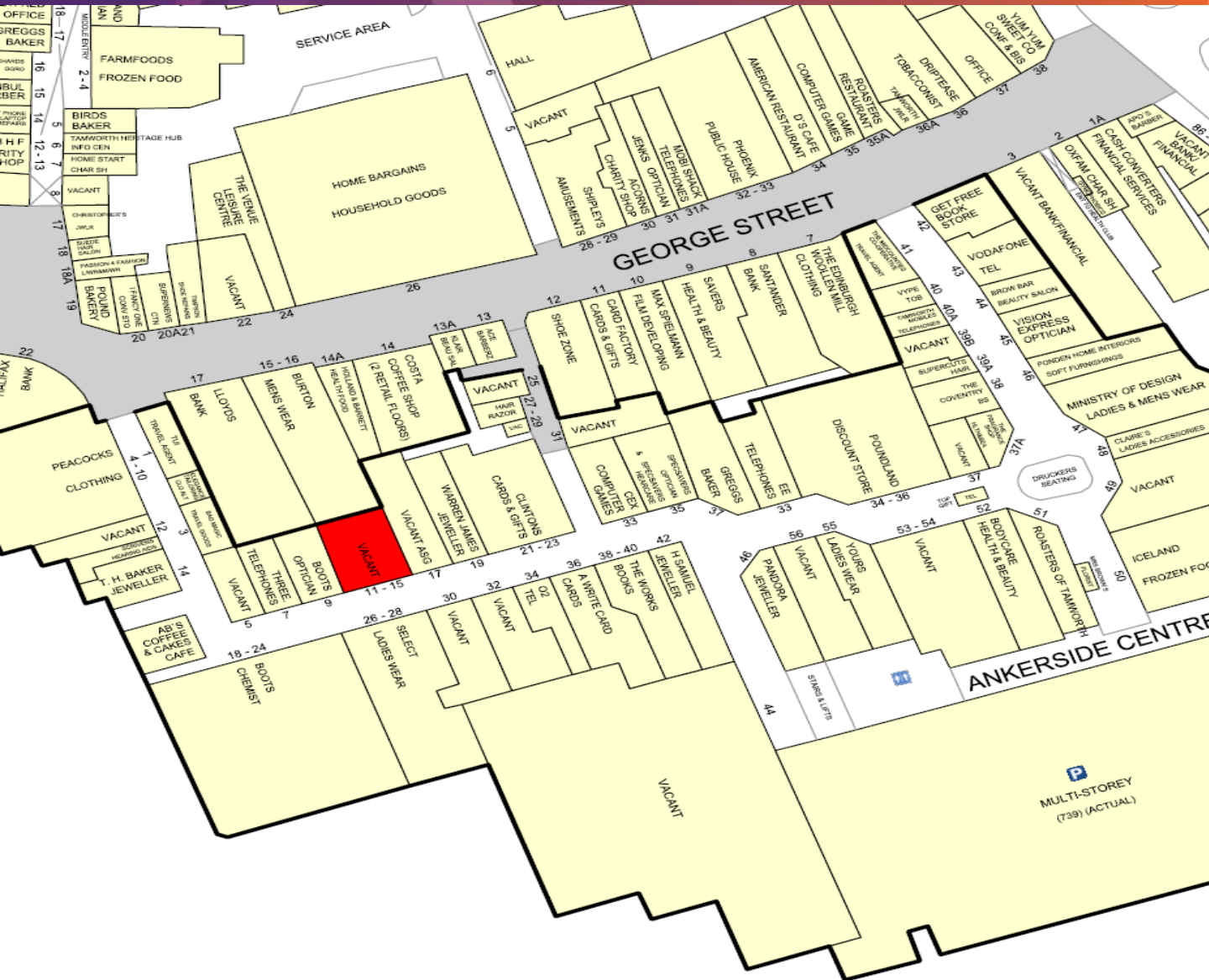
Strictly by appointment with the Sole Retained Agents.

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



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