# 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: 308.43m<sup>2</sup> 3,320 sq ft Basement: 68.46m<sup>2</sup> 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 (Current) £82,500

We suggest that all interested parties should verify the above. RATEABLE VALUE (April 2023) £72,000

# 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**

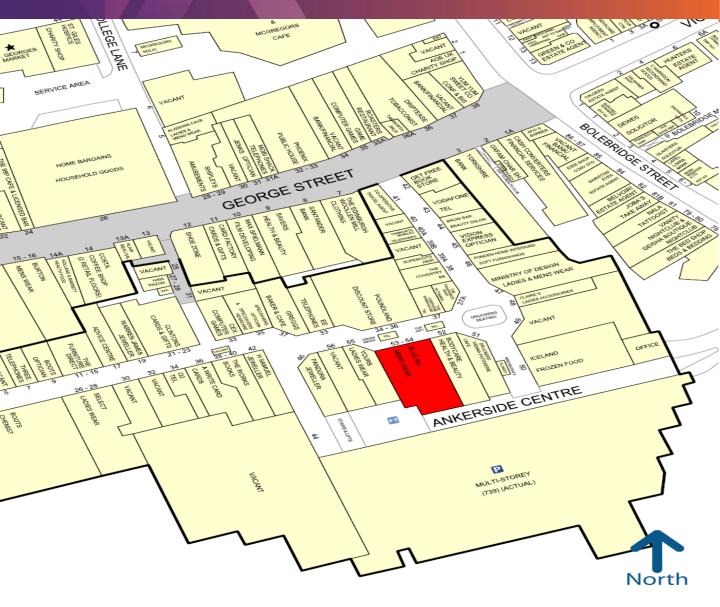
Strictly by appointment with the Sole Retained Agents

TRANSACTIONS ARE STATED EXCLUSIVE OF VAT SUBJECT TO CONTRACT



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