

TO LET

Unit 23 Common Lane,
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 **Clintons** and is close to **CEX, Costa Coffee** and **Specavers**.

ACCOMODATION

The premises comprise of the following approximate floor area:

Ground Floor: 19.01 sq. m 205 sq. ft

TENURE

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

EPC

A copy of the EPC is available upon request.

RENT

£8,500 per annum exclusive of rates, service charge and VAT.

SERVICE CHARGE

There is an annual service charge of **£2,043** plus VAT.

RATEABLE VALUE

Rateable Value - **£2,075**

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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 Joint Retained Agents.

SUBJECT TO CONTRACT


CREATIVE RETAIL
PROPERTY CONSULTANTS

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