

# TO LET

Unit 40B, 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 **Co Op Travel Agents** and is close to **Vodafone, Vision Express** and **The Coventry Building Society**.

## ACCOMODATION

The premises comprise of the following approximate floor area:

<b>Ground Floor:</b>	52.64 sq. m	567 sq. ft
<b>Basement:</b>	9.86 sq. m	106 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

**£15,000** per annum exclusive of rates, service charge and VAT.

## SERVICE CHARGE

There is an annual service charge of **£4,755** 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 (Current) £9,000**

We suggest that all interested parties should verify the above.

**RATEABLE VALUE (April 2023) £16,250**

## 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

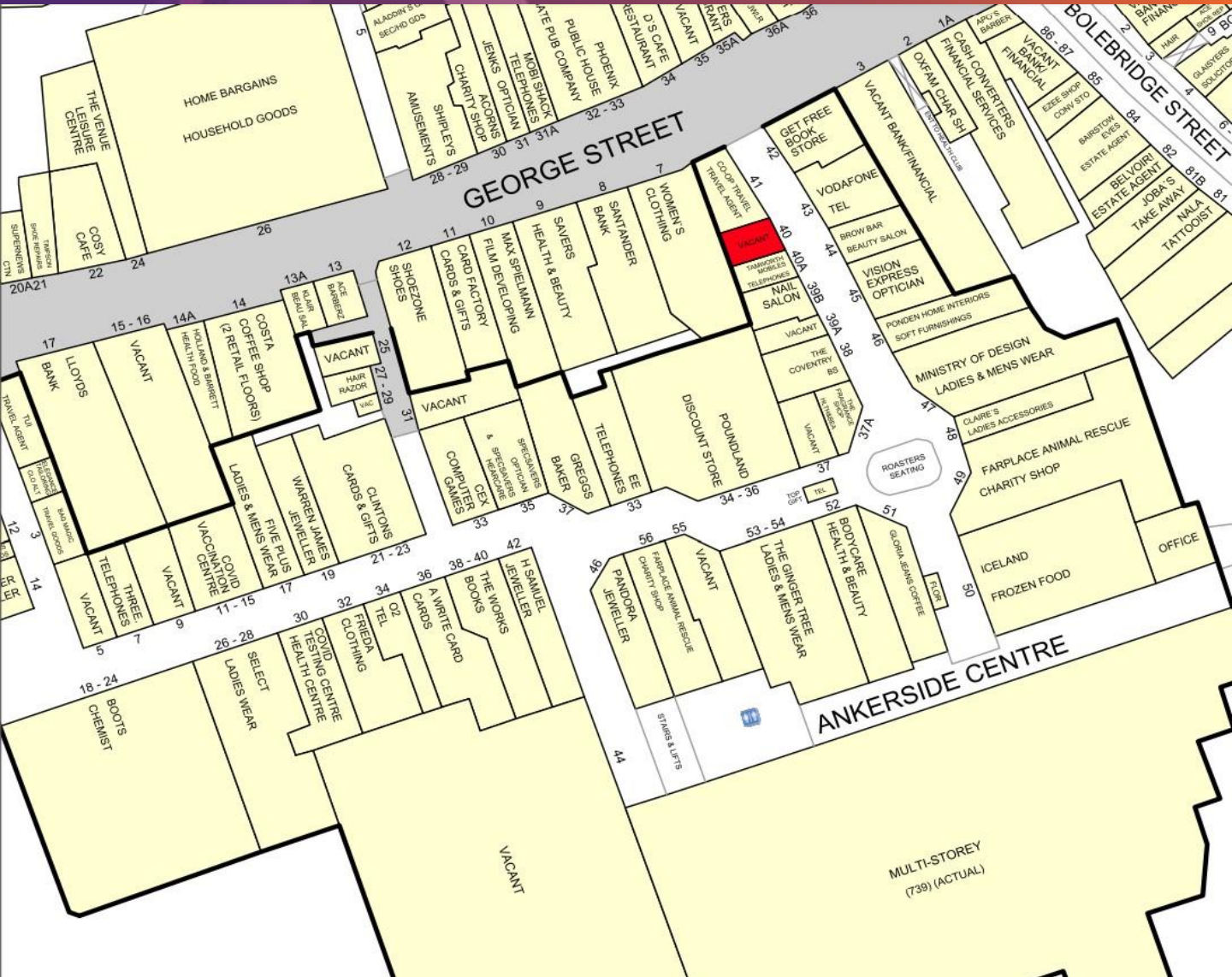
Strictly by appointment with the Joint Retained Agents.

SUBJECT TO CONTRACT

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

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