

# UNIT TO LET

Unit 46, 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, Poundland, Blue Inc, Pandora, Yours** and **Ponden Home**.

The scheme also provides the town's principle multi-storey car park of 730 spaces.

## ACCOMODATION

The premises comprise of the following approximate floor areas:

<b>Ground Floor:</b>	<b>171.6 m<sup>2</sup></b>	<b>1,851 sq ft</b>
<b>Basement:</b>	<b>79.80 m<sup>2</sup></b>	<b>859 sq ft</b>

## Tenure

The unit is available on a new effectively full repairing and insuring lease for a term of years to be agreed.

## EPC

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

## SERVICE CHARGE

There is an annual service charge of **£17,697.16**.

## RENT

**£23,500** per annum exclusive of rates, service charge and VAT.

## RATEABLE VALUE

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

<b>RATEABLE VALUE (2023 Assessment)</b>	<b>£32,250</b>
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We suggest that all interested parties should verify the above with the Local Authority, as transitional relief may be applied to Rates Payable.

## 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

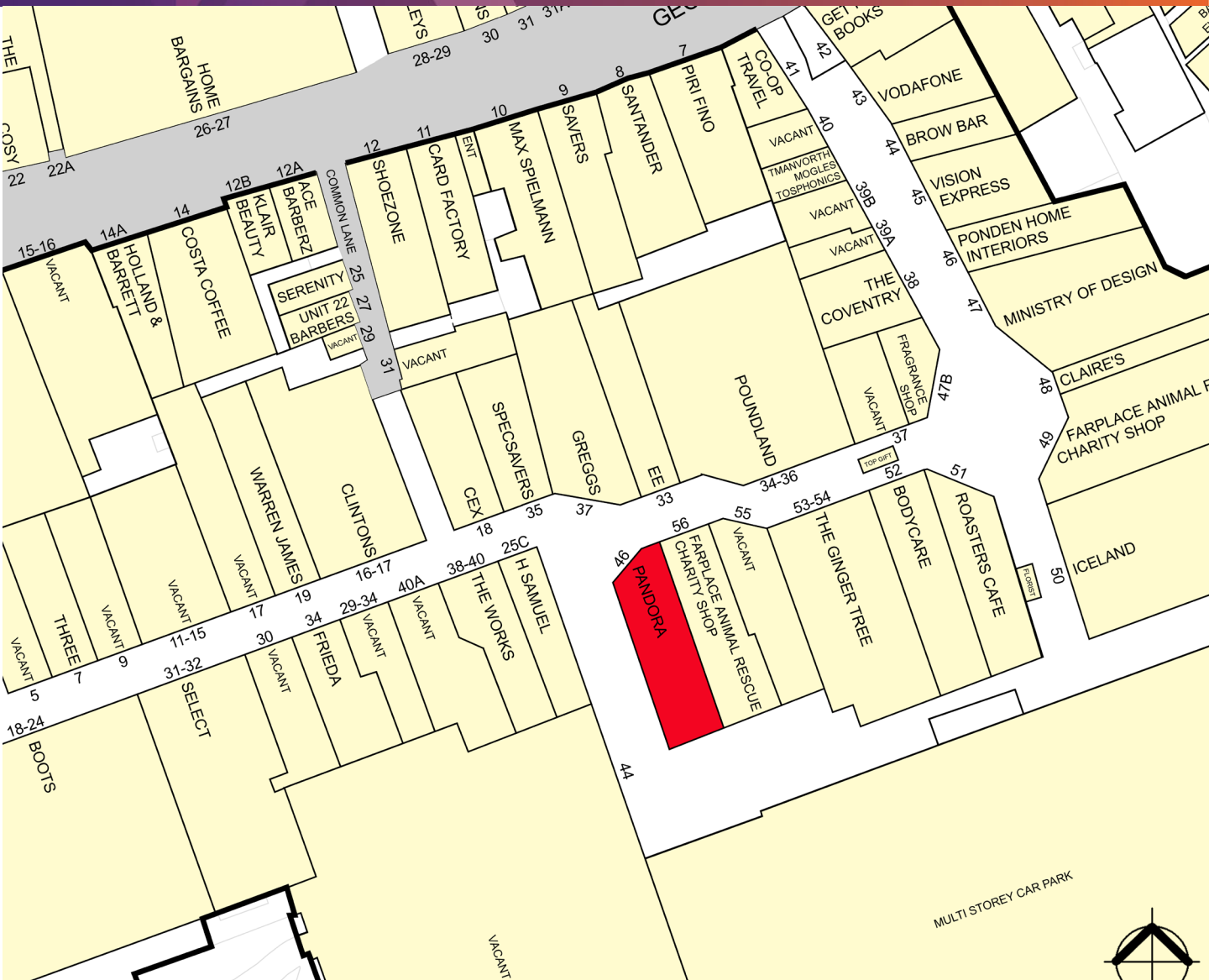
Strictly by appointment with the Joint Retained Agents.

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

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

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