

UNIT TO LET

Units 31-32, Ankerside Shopping Centre,
Tamworth,
B79 7LG

SUBJECT TO VACANT POSSESSION



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:

Ground Floor:	321.4 m²	3,460 sq ft
First Floor Staff/Kitchen:	36.3 m²	391 sq ft
Basement:	139.25 m²	1,499 sq ft

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 **£40,149.84**.

RENT

£35,000 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:-

RATEABLE VALUE (2023 Assessment)	£66,000
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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.

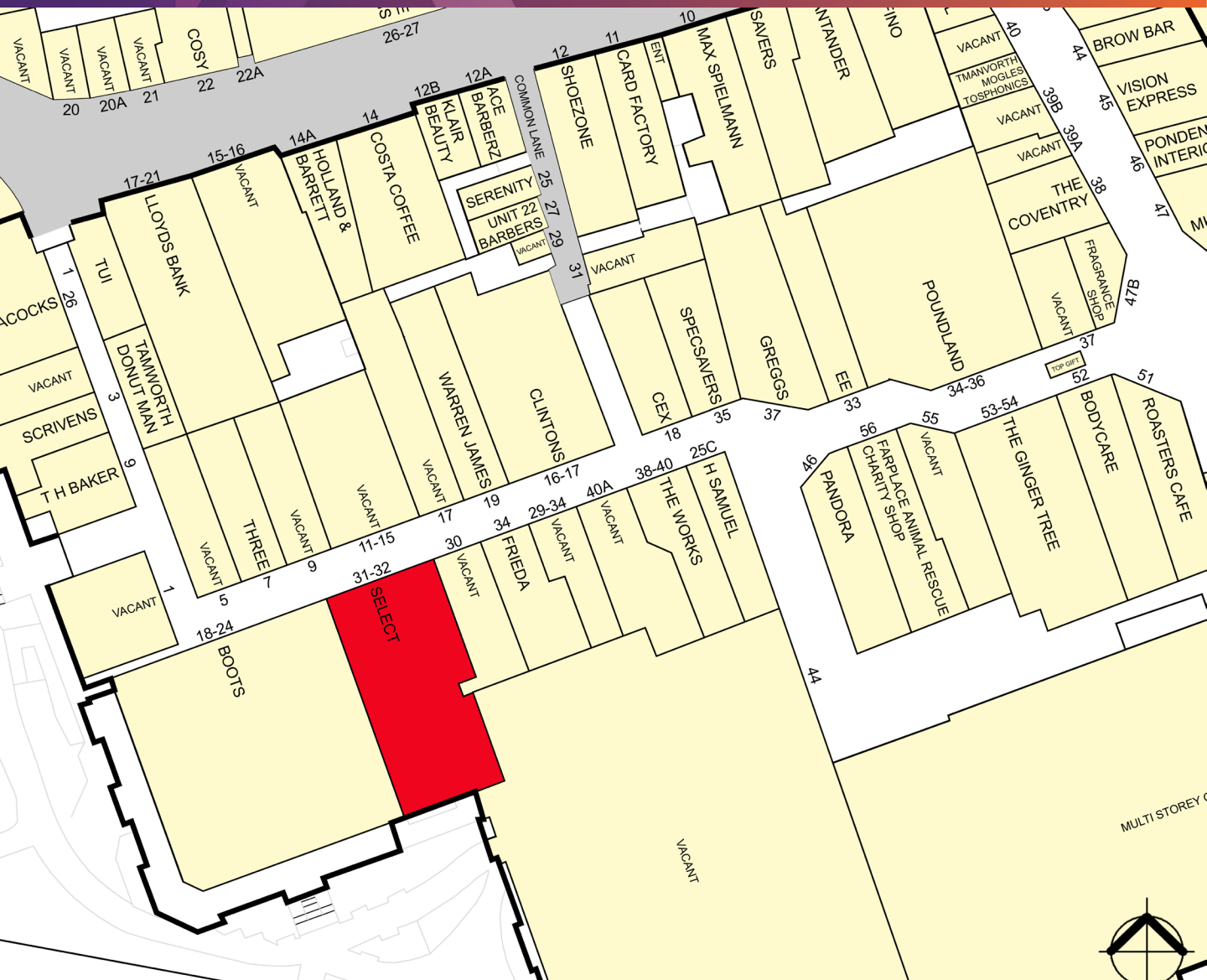
**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT
SUBJECT TO CONTRACT**


CREATIVE RETAIL
PROPERTY CONSULTANTS

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