



SHOP TO LET

TAMWORTH

UNIT 40a

ANKERSIDE SHOPPING CENTRE

DESCRIPTION

The Ankerside Shopping Centre provides the prime shopping location within Tamworth and is anchored by **Boots**. Other nearby retailers include **Iceland, Ponden Home, Vodafone, Vision Express, Poundland, Bodycare, Pandora** and **Yours**.

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

ACCOMMODATION

The premises have the following approximate floor areas:

Ground Floor	506 sq. ft.	(47.00 sq. m)
Basement	169 sq. ft.	(15.70 sq. m)

LEASE

The unit is available on a new effectively full repairing and insuring lease for a term to be agreed subject to 5 yearly upward only rent reviews.

RENT

Upon application.

SERVICE CHARGE

The current service charge for the financial year is £4,453.71 per annum exclusive.

VAT

VAT may be chargeable on the terms quoted.

BUSINESS RATES

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value:	£7,700.00
Rates Payable (19/20):	£4,733.30

This figure is an estimate and cannot be relied upon. Interested parties are advised to make their own enquiries with the local authority.

EPC

The property has an EPC rating of G 151. A full report is available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VIEWING

Viewing is strictly by appointment through joint agents, **Green & Partners**, contacting:

Mike Willoughby 020 7659 4827
mike.willoughby@greenpartners.co.uk

Olly Gardner 020 7659 4825
olly.gardner@greenpartners.co.uk

or, **Creative Retail**, contacting:

Ed Purcell 0779 380 8974
ed@creative-retail.co.uk

Scott Robertson 0783 185 6733
scott@creative-retail.co.uk

*Subject To Contract
Subject to Vacant Possession*

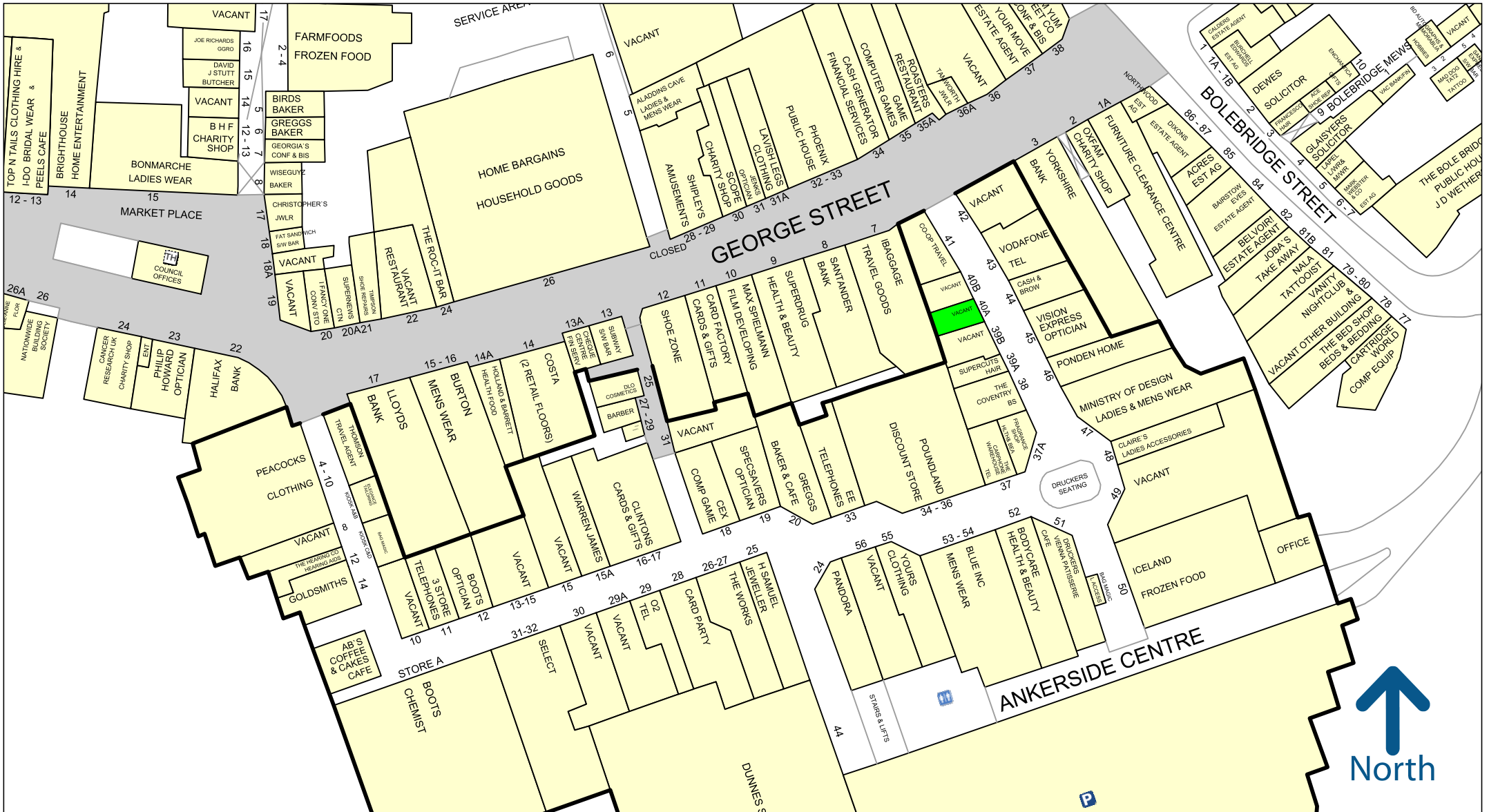
020 7659 4848

greenandpartners.co.uk

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Green & Partners is the trading name of Green & Partners LLP.
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50 metres



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Created By: Green and Partners



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