



SHOP TO LET

# TAMWORTH

UNIT 30

ANKERSIDE SHOPPING CENTRE

## DESCRIPTION

The Ankerside Shopping Centre is the prime shopping location within Tamworth and is anchored by **Boots**. Other retailers in the scheme including **Iceland, Peacocks, Clintons, Poundland, Pandora, Yours, Ponden Home, Select** and **Blue Inc.**

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

## ACCOMMODATION

The premises have the following approximate floor areas:

<b>Ground Floor</b>	1,109 sq. ft.	(103.03 sq. m)
<b>Basement</b>	77 sq. ft.	(7.15 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 £18,654.69 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:

<b>Rateable Value:</b>	£32,250.00
<b>Rates Payable (19/20):</b>	£19,736.32

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 C 61. 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:

<b>Mike Willoughby</b>	020 7659 4827
mike.willoughby@greenpartners.co.uk	
<b>Harry Jeffery</b>	020 7659 4837
harry.jeffery@greenpartners.co.uk	

or, **Creative Retail**, contacting:

<b>Ed Purcell</b>	0779 380 8974
ed@creative-retail.co.uk	
<b>Scott Robertson</b>	0783 185 6733
scott@creative-retail.co.uk	

*Subject To Contract*

*Subject to Vacant Possession*

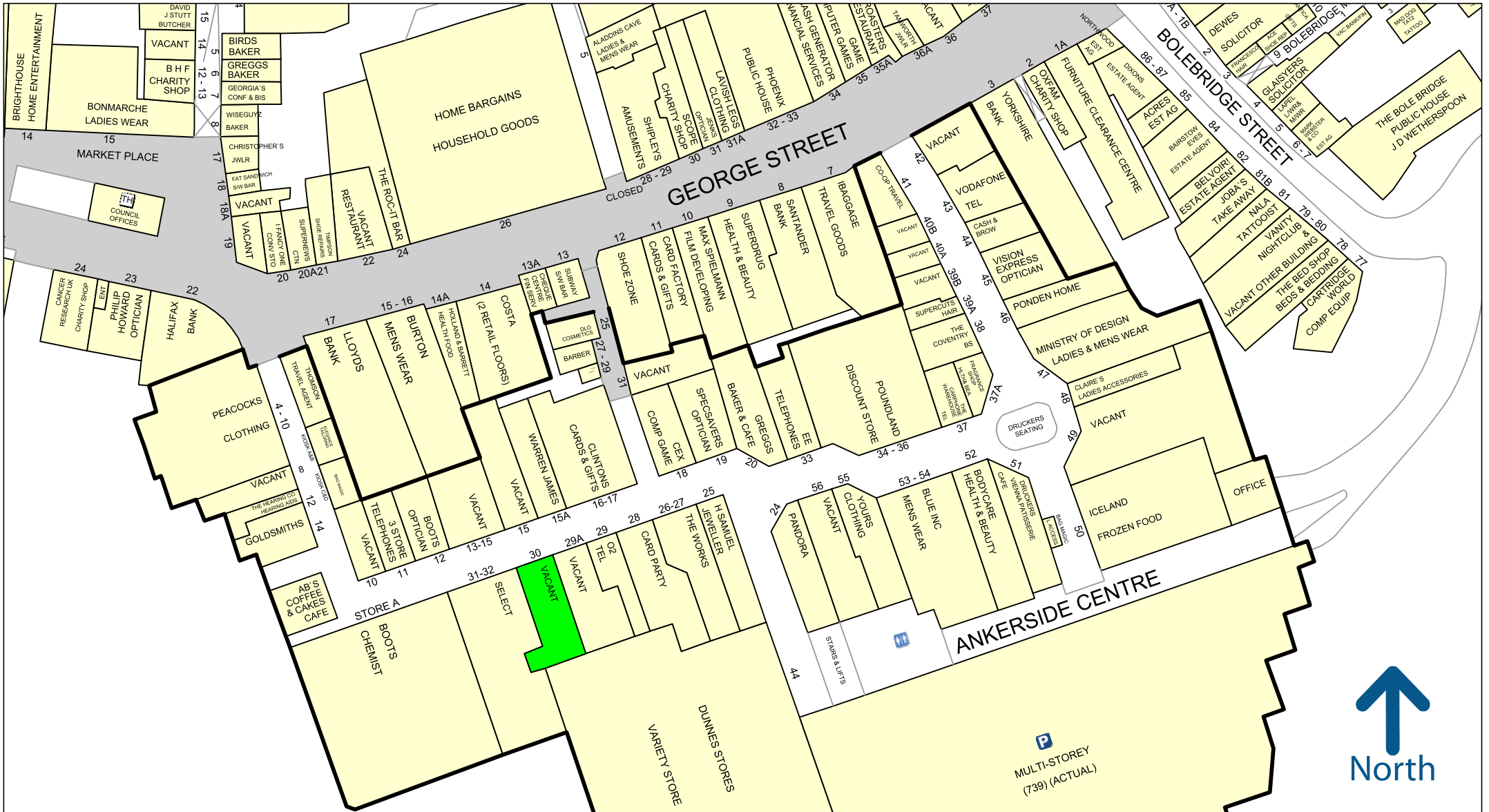
020 7659 4848

greenandpartners.co.uk

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Green & Partners is the trading name of Green & Partners LLP.  
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Created By: Green and Partners



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