

SHOP TO LET

# TAMWORTH

UNIT 51  
ANKERSIDE SHOPPING CENTRE

## DESCRIPTION

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.

## ACCOMMODATION

The premises have the following approximate floor areas:

<b>Ground Floor Sales</b>	1,214 sq. ft.	(112.78 sq. m)
<b>Basement</b>	1,189 sq. ft.	(110.46 sq.m)
<b>Outside Seating Area</b>	837 sq. ft.	( 77.76 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

£45,000 pax

## SERVICE CHARGE

The current service charge for the financial year is £12,292 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>	£21,250.00
<b>Rates Payable (19/20):</b>	£10,179.00

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

## EPC

An EPC report has been commissioned. 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

**Harry Jeffery** 020 7659 4837  
harry.jeffery@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*

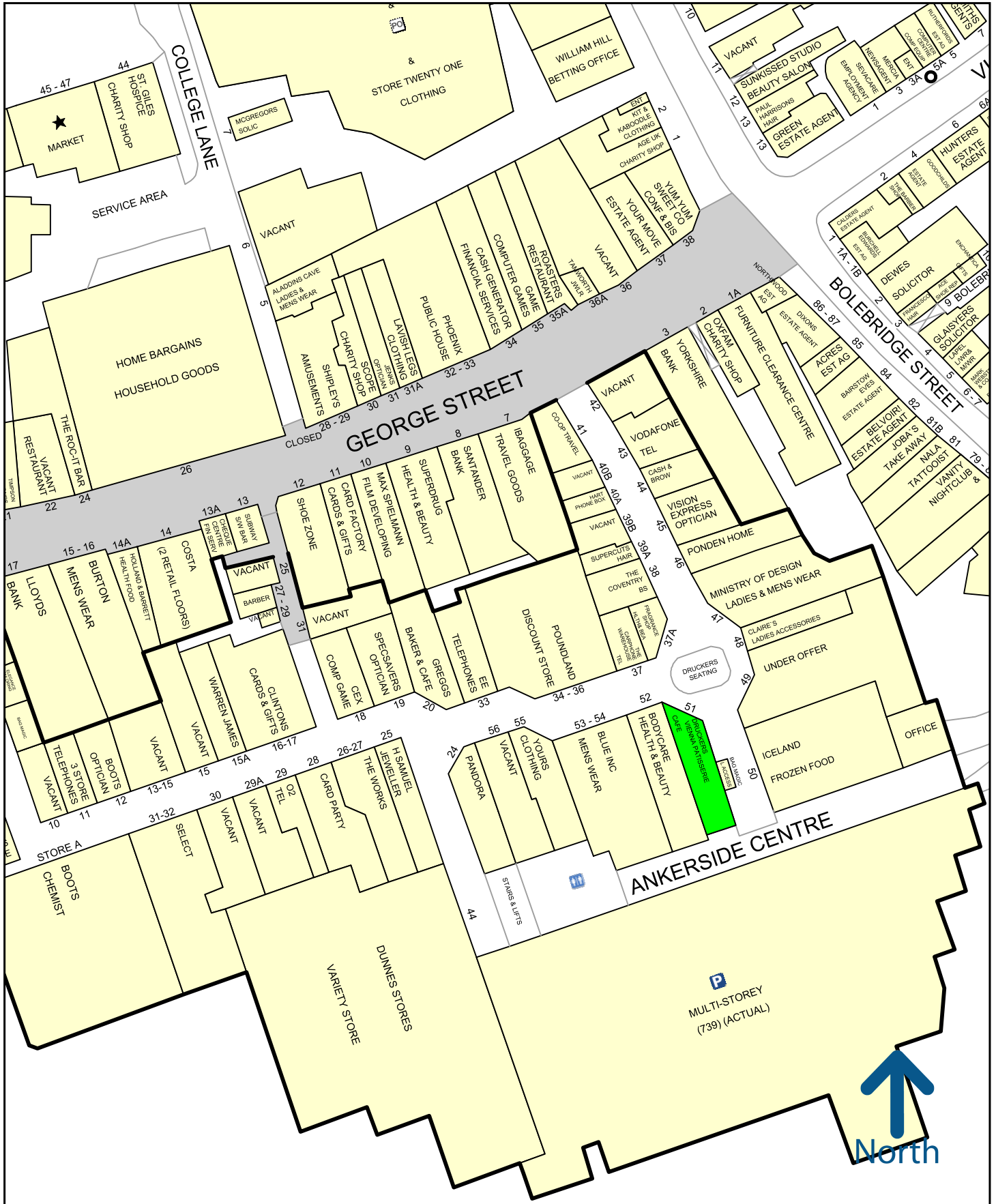
020 7659 4848

greenandpartners.co.uk

2 Gee's Court, St Christopher's Place, London W1U 1JA

Green & Partners is the trading name of Green & Partners LLP.  
Registered Office 2 Gee's Court, St Christopher's Place, London W1U 1JA No: OC326730

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50 metres

Experian Goad Plan Created: 27/09/2019  
Created By: Green and Partners



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