



SHOP TO LET

TAMWORTH

UNIT 42(4 GEORGE STREET)
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, Blue Inc, Pandora, Yours** and **Ponden Home**.

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

ACCOMMODATION

The premises have the following approximate floor areas:

Ground Floor	650 sq. ft.	(60.39 sq. m)
Basement	987 sq. ft.	(91.70 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 £16,051.57 per annum exclusive.

VAT

VAT may be chargeable on the terms quoted.

Subject To Contract

BUSINESS RATES

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

Rateable Value:	£37,500.00
Rates Payable (19/20):	£21,646.28

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 69. 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	

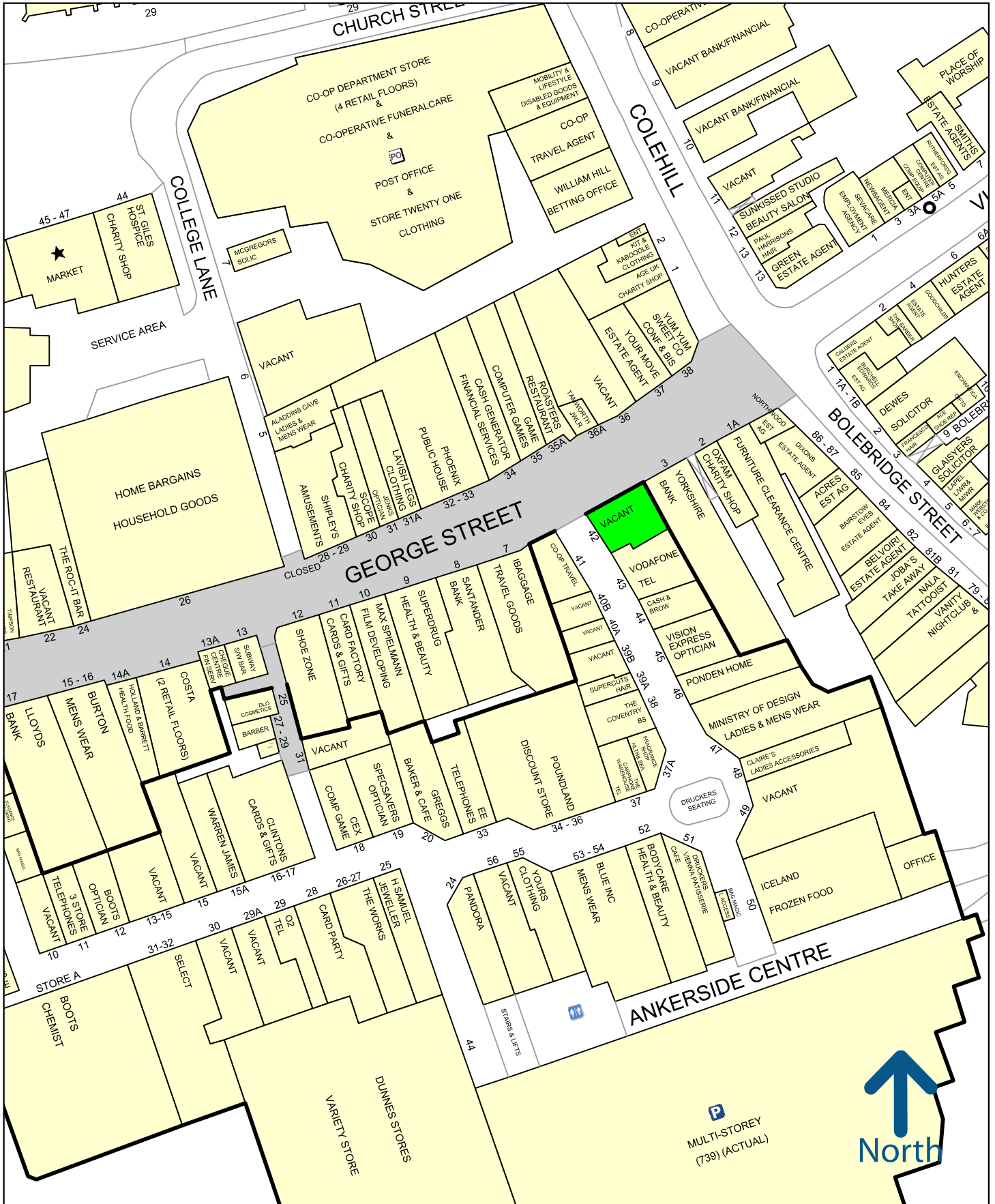
020 7659 4848

greenandpartners.co.uk

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

Experian Goad Plan Created: 26/04/2018
Created By: Green and Partners

