

## LEISURE/RETAIL UNIT TO LET – FORMER PUB PREMISES

Unit 2, Bar Terrace, Ankerside Shopping Centre, Tamworth, B79 7LG



### 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** and **Poundland**.

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

### DESCRIPTION

The subject property is located via a ground floor entrance off George Street and Tamworth Castle Park. The property has a large decked outside seating area with fantastic views across the park and towards Tamworth Castle.

### ACCOMMODATION

The premises comprise of the following approximate floor areas:

**Ground Floor Sales:** 336.67m<sup>2</sup> 3,624 sq ft  
**Substantial Outside Seating Area**

### Tenure

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.

### EPC

A copy of the Energy Performance Certificate can be made available upon request.

### RENT

**£15,000** 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**  
**(2017 Assessment)**

**£17,000**

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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