



SHOP TO LET

## TAMWORTH

UNIT 39b

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:

<b>Ground Floor</b>	560 sq. ft.	(52 sq. m)
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### 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 £4,974.50 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>	£8,600.00
<b>Rates Payable (19/20):</b>	£5,064.64

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 D 95. 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*

