



SHOP TO LET

# TAMWORTH

UNIT 49

ANKERSIDE SHOPPING CENTRE

## DESCRIPTION

The Ankerside Shopping Centre is the prime shopping destination within Tamworth and is anchored by **Boots**, and **Iceland**. Other retailers in the scheme include **Peacocks, Select, Pandora, Ponden Home, The Works** and **Yours**.

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>	5,064 sq. ft.	(470.46 sq. m)
<b>Basement</b>	3,914 sq. ft.	(363.62 sq. m)

## LEASE

The unit is available on a new effectively full repairing and insuring lease.

## RENT

Upon application.

## SERVICE CHARGE

The current service charge for the financial year is £35,574.93 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>	£61,500.00
<b>Rates Payable (19/20):</b>	£39,317.15

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 96. 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*

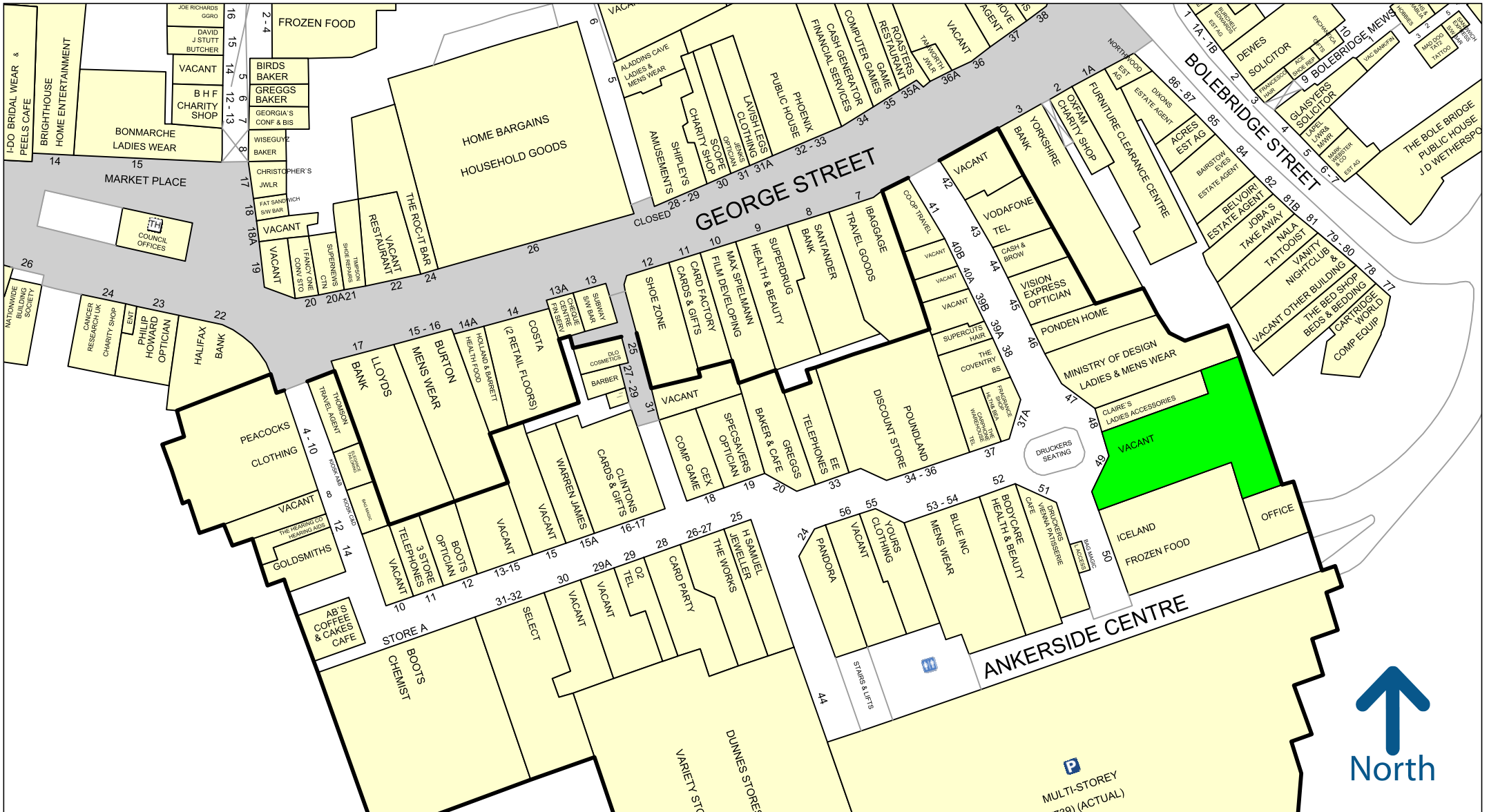
020 7659 4848

greenandpartners.co.uk

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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



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