

PRIME UNIT TO LET

Unit 30, 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 adjacent to **Cargo Warehouse** and is close to **Warren James, Savers, Clinton Cards** and **Boots**.

ACCOMODATION

The premises comprise of the following approximate floor areas:

Ground Floor:	103.03m²	1,109 sq ft
Basement:	7.15m²	77 sq ft

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.

PLANNING

The premises now fall within Use Class E (Commercial Business & Service) which encompasses the historic use classes; A1, A2, A3, B1a, B1b, B1c, D1 and D2.

RENT

£20,000 per annum exclusive of rates, service charge and VAT.

SERVICE CHARGE

There is an annum service charge of £17,685.57.

RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

RATEABLE VALUE (Current) £32,250

We suggest that all interested parties should verify the above.

RATEABLE VALUE (April 2023) £28,250

We suggest that all interested parties should verify the above.

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.

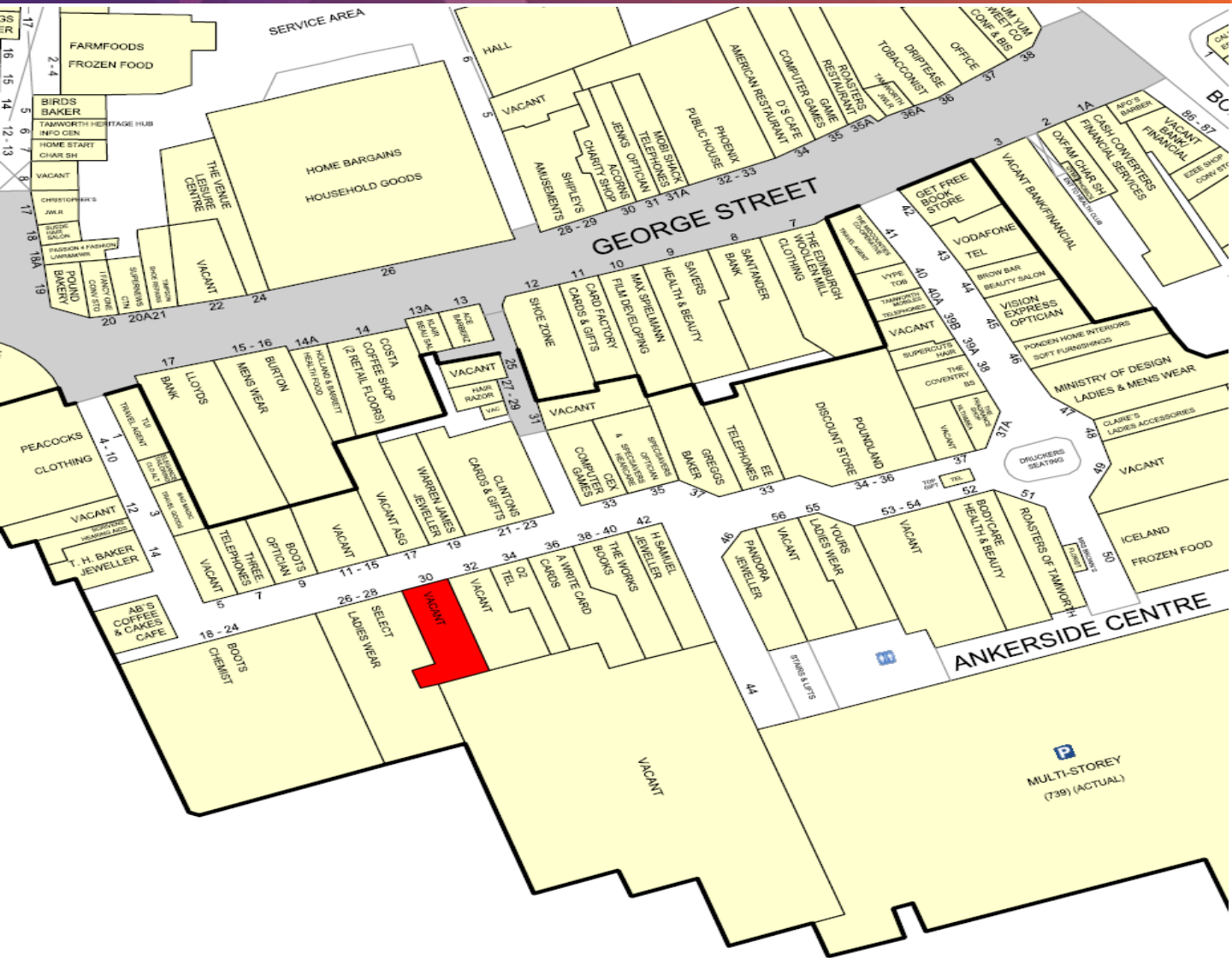
VIEWINGS

Strictly by appointment with the Sole Retained Agents.

**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT
SUBJECT TO CONTRACT**

PRIME UNIT TO LET

Unit 30, Ankerside Shopping Centre, Tamworth, B79 7LG



CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

- I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- II. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property Consultants Ltd or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
- IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

For more information, please contact:

Ed Purcell
Tel: 07793 808974
Email: ed@creative-retail.co.uk

Scott Robertson
Tel: 07831 856733
Email: scott@creative-retail.co.uk