

# SHOP TO LET

Unit 53-54 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 **Yours & Bodycare**. Other nearby retailers include **Poundland, Pandora, EE, Iceland**.

## ACCOMODATION

The premises comprise of the following approximate floor areas and dimensions:

<b>Ground Floor:</b>	<b>308.43m<sup>2</sup></b>	<b>3,320 sq ft</b>
<b>Basement:</b>	<b>68.46m<sup>2</sup></b>	<b>737 sq ft</b>

## TENURE

The premises are to be made available by way of a new Full Repairing and Insuring lease for a term of years to be agreed, subject to 5 yearly upward only rent reviews.

## EPC

Energy Performance Asset Rating of the premises currently falls within category D (84).

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

## RENT

**£45,000** per annum exclusive of rates, service charge and VAT

## SERVICE CHARGE

There is an annual service charge of £47,722.

## 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) £82,500**

We suggest that all interested parties should verify the above.

**RATEABLE VALUE (April 2023) £72,000**

## 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**



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