

# To Let



## Tamworth

Unit 46, Ankerside Shopping Centre

Ground Floor: 2,204 sq ft (204.8 sq m)

Rent on Application

Subject to Vacant Possession

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**Location & Description:**

- **Tamworth is a market town in Staffordshire with Ankerside Shopping Centre conveniently located in the heart of Tamworth's historic town centre overlooking the beautiful Grade 1 listed Tamworth Castle and its grounds.**
- **The centre offers a secure multi-storey car park with 700+ spaces.**
- **Subject unit is located on the ground floor with occupiers such as Select, Warren James and Clintons Cards nearby.**

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**Demise:**

Ground Floor 2,204 sq ft (204.8 sq m)  
Ancillary 1,119 sq ft (103.9 sq m)

**Rent:**

Available upon request.

**Lease:**

A new eFRI lease for a term of years to be agreed.

**Service Charge:**

On-account service charge for the current year stands at approximately £19,746.

**EPC:**

Available upon request.

**Legal and Professional Fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2023) - £32,250.

**Date Prepared:**

February 2025

**Contact Us:**

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