

Manchester Office: 0161 631 2852

# 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.

#### 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 £22,094.

### 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:**

October 2025

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money
Laundering Regulations the Purchaser/Tenant will be required to provide two
forms of identification and proof of the source of income.

#### **Contact Us:**

#### **Jessica Swain**

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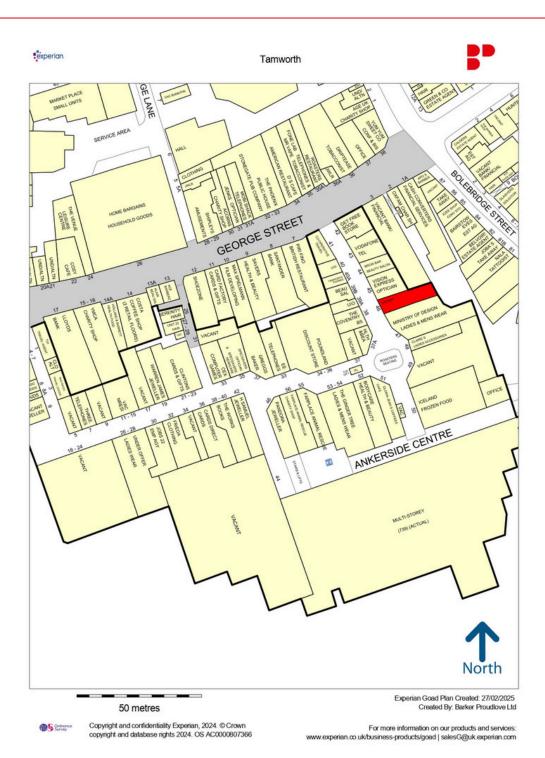
#### **Tom Prescott**

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