

# 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

## 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 2026) – £22,500.

### Date Prepared:

Updated April 2026

**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:

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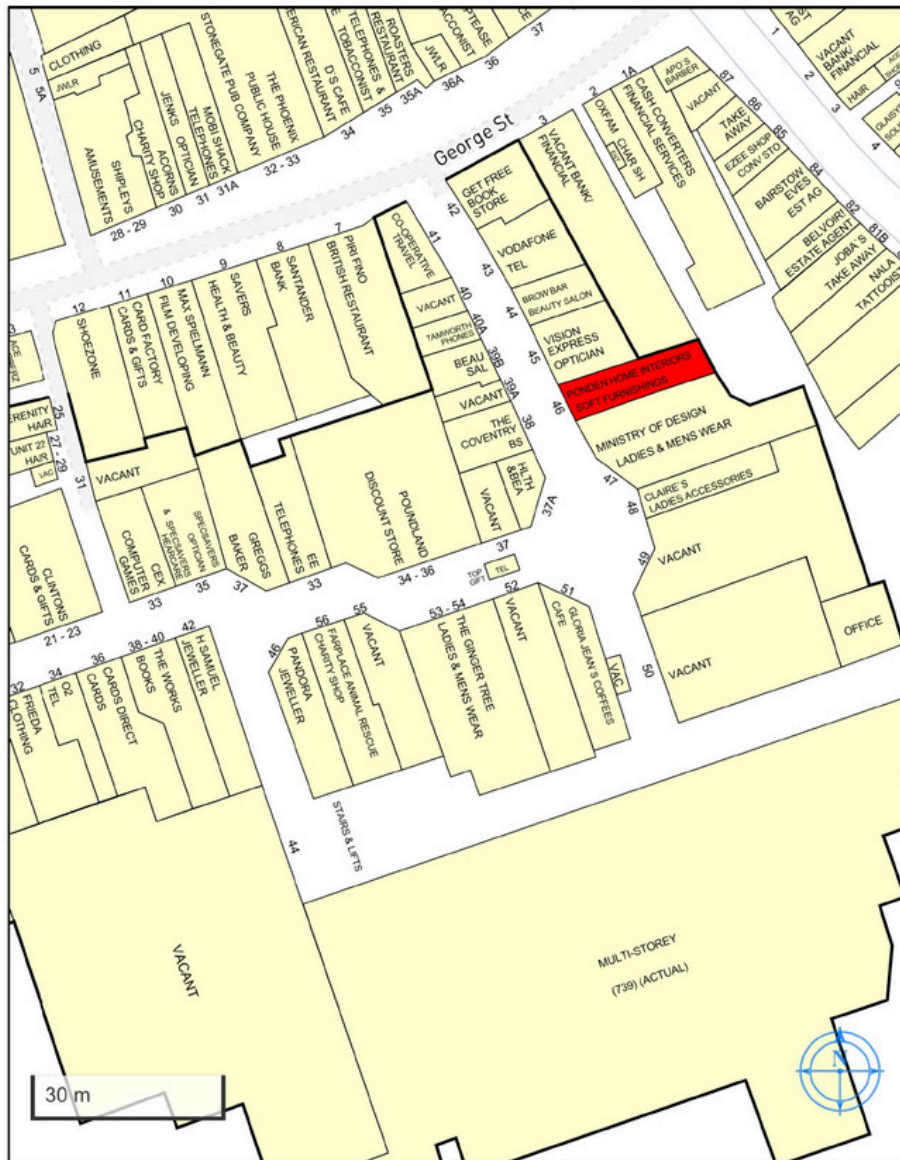
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Tamworth (Unit 46 Ankerside)

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