

# To Let



## Tamworth

Unit 12, Ankerside Shopping Centre

Ground Floor: 969 sq ft (90 sq m)  
Rent on Application

## 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 969 sq ft (90 sq m)

Ancillary 732 sq ft (68 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 £18,962.

### EPC:

Available upon request.

### Legal and Professional Fees:

Each party to bear their own costs.

### Rating Assessment:

Rateable Value (April 2023) - £25,250.

### Date Prepared:

June 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:

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## Tamworth (Unit 12 Ankerside)

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