

# To Let



## Tamworth

Unit 48, Ankerside Shopping Centre

Ground Floor: 1,060 sq ft (98.5 sq m)

Rent on Application

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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 Gloria Jean's Coffee Shop, Ministry of Design and Poundland nearby.

**Demise:**

Ground Floor 1,060 sq ft (98.5 sq m)

Ancillary 323 sq ft (30 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 £12,202.

**EPC:**

Available upon request.

**Legal and Professional Fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2023) - £18,500.

**Date Prepared:**

January 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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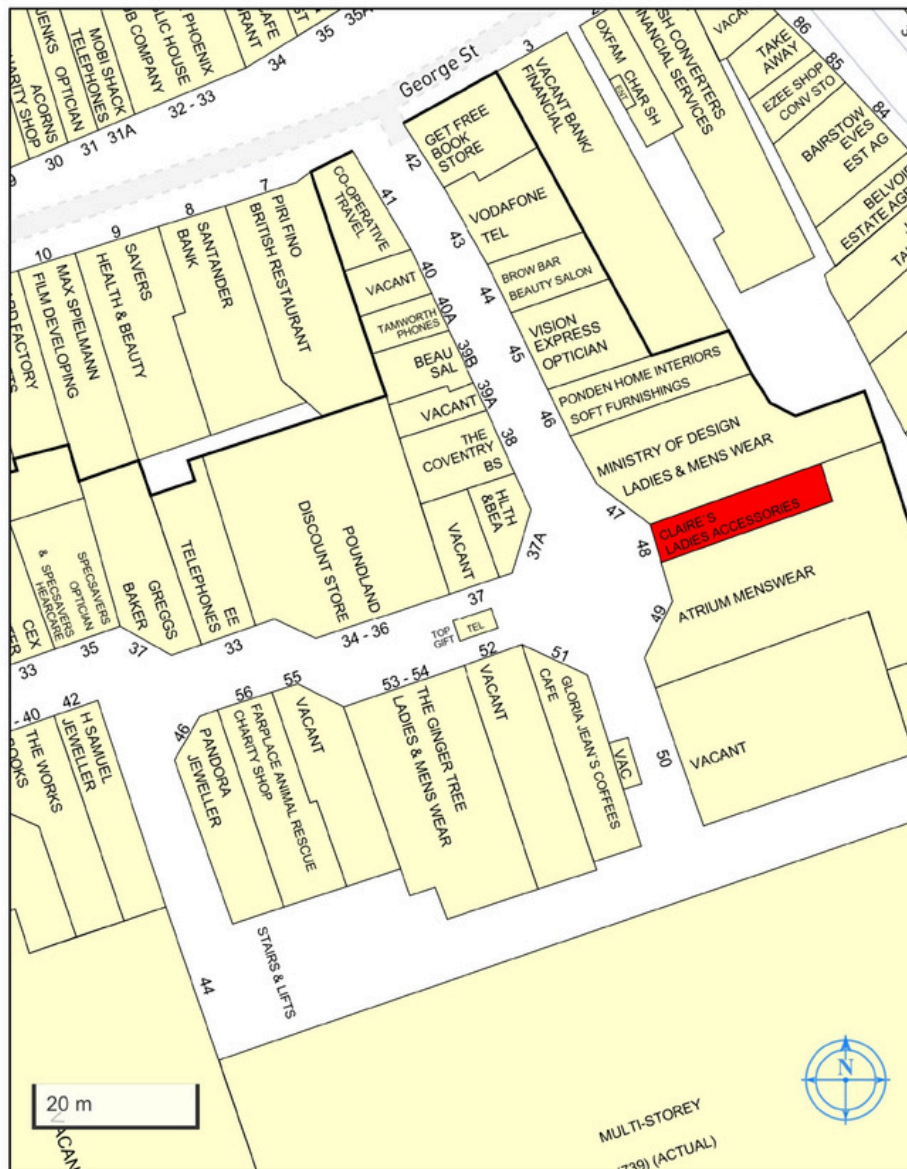
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Tamworth (Unit 48 Ankerside)

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