

## PRIME UNIT TO LET



# Tamworth

3 George Street, B79 7LA



### LOCATION

George Street provides a pedestrianised prime retail area within the centre of Tamworth. The Property is situated adjacent to the entrance to Ankerside Shopping Centre.

Also within the Ankerside Centre directly behind the Property is the town's principle multi-storey car park of 730 spaces.

### SITUATION

The subject property is situated on the south side of George Street, amongst a variety of local and national retail stores. Ankerside Shopping Centre adjacent is anchored by Iceland and Poundland. Other retailers in the vicinity include Pandora, Vodafone, Game and Bodycare.

### LEASE

The premises are currently held on a lease which is due to expire on 24/12/2023 at a passing rent of £62,000 pa.

Alternatively, a new sub lease may be available. Further details available upon request.

### EPC

The property has an EPC rating of C-68. A copy of the Energy Performance Certificate is available upon request.

### Accommodation

Ground Floor	207.17 sq m	2,230 sq ft
First Floor	114.73 sq m	1,235 sq ft

### Business Rates and Service Charge

Rateable Value (2017)	£62,500
Uniform Business Rates (2019/20) (exclusive of water & sewerage)	0.504 pence
Service Charge	None payable

*Interested parties are to verify with the Valuation Office Agency regarding Transitional Rates Relief.*

For more information, please contact:

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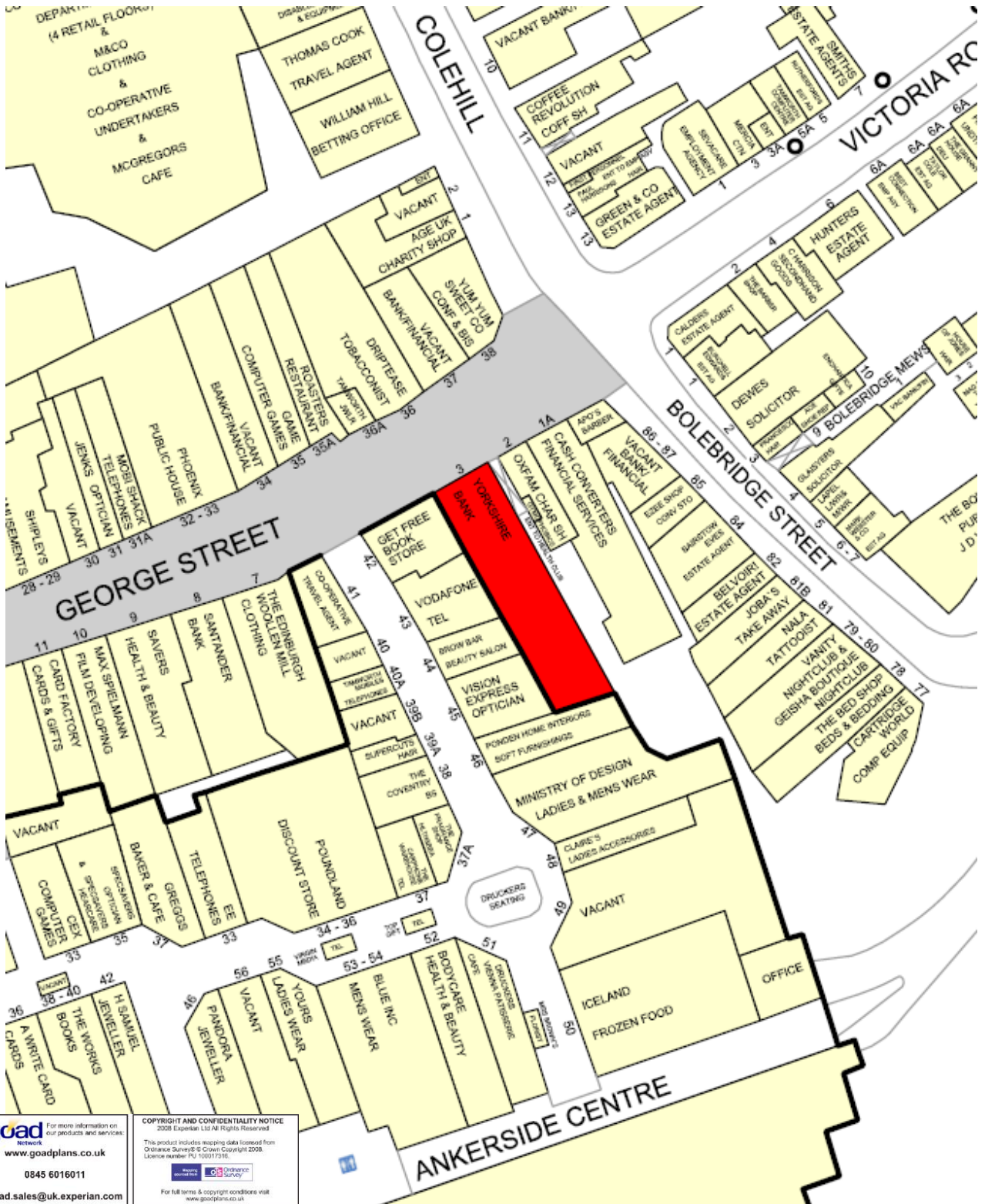
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