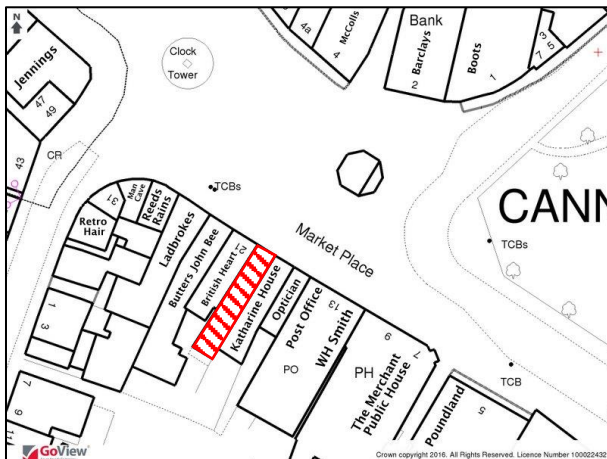




BY INSTRUCTIONS OF BDSB PROPERTIES LIMITED

Prime Retail Premises To Let in Cannock Town Centre



- **No. 17 Market Place, Cannock, Staffordshire, WS11 1BS**
- **Retail area - 485 sq.ft. (45.06 sq.m.)**
- **First and second floor ancillary area - 675 sq.ft. (62.71 sq.m.)**
- **Prominently situated**
- **Prime location**
- **Rear parking and servicing area**

LOCATION

The property is prominently situated in Cannock town centre in a prime trading location on the south side of Market Place between its junctions with Church Street and Wolverhampton Road. Nationally known traders in the vicinity include branches of POUNDLAND, LADBROKES, BRITISH HEART, WH SMITH, POST OFFICE, BOOTS and BARCLAYS BANK.

DESCRIPTION

The property is of three-storey brick and tile construction with a flat roofed extension to the rear and provides a retail unit on the ground floor with an aluminium and glazed shop front, ancillary storage space on the upper floors and rear loading and staff parking facilities.

The premises have been used for a number of years as a charity shop and would be suitable for a wide variety of alternative retail types or for non-retail use subject to any planning consent considered appropriate by the relevant local authority.

ACCOMMODATION (all dimensions and areas referred to in these particulars are approximate)

| FLOOR | | IMPERIAL | METRIC |
|-----------------------------|------------------------------|---------------------|---------------------|
| GROUND | Gross Frontage | 12ft.6ins. | 3.81m. |
| | Net Frontage | 11ft.4ins. | 3.45m. |
| | Width | 11ft.4ins. | 3.45m. |
| | NET RETAIL AREA | 485 sq.ft. | 45.06 sq.m. |
| | Ancillary | 200 sq.ft. | 18.58 sq.m. |
| FIRST | Kitchen and storage | 295 sq.ft. | 27.41 sq.m. |
| SECOND | Storage (with ladder access) | 380 sq.ft. | 35.30 sq.m. |
| TOTAL NET FLOOR AREA | | 1,360 sq.ft. | 126.35 sq.m. |

SERVICES

Mains water, electricity and drainage are connected.

ASSESSMENTS

The local authority for rating purposes is Cannock Chase District Council. The rateable value of the property is £13,500 with uniform business rates payable of £6,709.50 for the year ending March 2017. There is no change to the Rateable Value in the 2017 Rating List. These details have been based on the information provided by the Valuation Office's website and should be double-checked by any party intending to enter into any commitment that relies on their accuracy.

EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 172 in Band G. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on a new full repairing lease for a term to be agreed at a rental of **£17,500** per annum exclusive of rates and VAT with upward only reviews to be at five yearly intervals. The landlord will insure the building and then recharge the tenant the appropriate cost thereof.

LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the preparation of the lease and the counterpart lease, together with any Stamp Duty and VAT due thereon.

VIEWING

By arrangement with the Agents' Stafford Offices.

The premises are offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/2827

14.12.16