



## 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 High Green and Wolverhampton Road. Nationally known traders in the vicinity include branches of JENNINGS, POUNDLAND, LADBROKES, BRITISH HEART, WH SMITH, THE POST OFFICE, MCCOLLS, EXTRA CARE, BOOTS, BARCLAYS BANK and GREGGS.

## DESCRIPTION

The property forms part of three-storey of brick 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 fitted and ancillary storage and staff space at the back.

The premises have been used for a number of years as a pharmacy and chemists 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)

DIMENSIONS AND AREAS		IMPERIAL	METRIC
GROUND FLOOR	Gross Frontage	27ft. 1ins.	8.26m.
	Net Frontage	26ft. 8ins.	8.12m.
	Average Width	24ft. 0ins.	7.31m.
	Shop Depth	70ft. 8ins.	21.53m.
<b>NET RETAIL AREA</b>		<b>1,710 sq.ft.</b>	<b>158.85 sq.m.</b>
	Stockroom	255 sq.ft.	23.68 sq.m.
	Office	95 sq.ft.	8.82 sq.m.
	Staff	55 sq.ft.	5.10 sq.m.
	WC facilities	-	-
<b>TOTAL NET FLOOR AREA</b>		<b>2,115 sq.ft.</b>	<b>196.45 sq.m.</b>

## SERVICES

Mains water, electricity and drainage are connected.

## ASSESSMENTS

The local authority for rating purposes is Cannock Chase Council. The rateable value of the property is £32,750 with uniform business rates payable of £16,342.25 for the year ending March 2021. 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. The property is rates free until April 2021.

## EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 72 within Band C. 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 **£25,000** 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 apportioned 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**

17.02.2020