



Location

The unit forms part of the external facade of The Cannock Shopping Centre. The shopping centre is the towns principal 2 level covered shopping area (97,500 sq ft) and is in the heart of the principal shopping area.

The upper mall entrance immediately adjoins the main bus station and the main entrance at ground mall level is from the prime shopping along Market Hall Street.

The scheme has a number of major multiple retailers including New Look, Body Care, GAME, Specsavers, Holland & Barrett, Costa Coffee, JD Sports and The Works.

The property is located on prime Market Hall Street immediately adjacent New Look with other retailers in close proximity including JD Sports, M & Co and Co-Op Travel.

Description

The premises are arranged as follows:

Floor	Sq ft	Sq m
Ground	2,022	188.0
First Floor	1,185	110.0

Lease

The property is available by way of a new lease on terms to be agreed.

Rent

On application.

Service Charge

£5,709 pa

Planning

The premises are available for any use within Class E of the Town & Country Planning (Use Classes) Order 2020 which could include Shop, Café, Restaurant, Medical, Health, Fitness and Office uses.

Interested parties should carry out their own due diligence in this regard.

Business Rates

We understand that the property is assessed as follows:

Rateable Value: £69,000
UBR (2021/22): £51.2
Rates Payable: £35,328

There is currently a business rates discount

for qualifying retail uses until April 2022. Interested parties should carry out their own investigations.

EPC

The Energy Performance Certificate is available upon request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

VAT will be charged at the standard rate.

Viewing

Strictly by prior appointment with the sole agents.

For further information please contact:

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