TO LET
Design & Build Opportunity
Development Site
Approximately 1.45 Acres

Former Fleur De Lys Site
A5 Watling Street, Cannock, WS11 9LY
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Located fronting the A5 Watling Street.
- Approximately 1.45 acres
- Numerous potential uses (subject to planning)
- Prominent site

Location
The site is prominently located fronting the A5 Watling Street.
The Orbital Retail Park in Cannock is approximately 1.6 miles distant, whereas access to the M6 Toll Road is approximately 1.5 miles away, whilst Junction 11 of the M6 is 3.7 miles.

Description
The site was originally occupied by the 16th Century Inn known as Fleur De Lys. This premises was demolished in the 1940’s, whilst the site has subsequently seen several restaurant occupiers.
The buildings that remain on site are agricultural in style but have been used for a combination of commercial and agricultural uses.

Site Area
The site provides 1.45 acres, or thereabouts.

Planning
Contact the agents for further details.

Disposal
We are instructed to locate interested parties who may be interested in occupying the whole or part of the site. This could be through using the existing or upgraded hard standing or having premises constructed meeting their needs.

Terms
To discuss leasing terms, please speak to the agents.

Services
All usual mains services are available to site.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs
Each party to be responsible for their own legal costs incurred in this transaction.

Anti Money Laundering
The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings
By prior arrangement with the agent.

Locations
- Cannock 4.1 miles
- M6 Junction 11 3.7 miles

Nearest Stations
- Cannock 3.1 miles

Nearest Airports
- Birmingham 27 miles

Sat Nav Post Code
- WS11 9LY

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