

# BURLEY BROWNE

[www.burleybrowne.co.uk](http://www.burleybrowne.co.uk)

**RETAIL UNIT**

**TO LET**

**CANNOCK ROAD  
BURNTWOOD  
STAFFS  
WS7 1JS**



**328.3 sq m/ 3,534 sq ft**

**FINAL UNIT REMAINING WITHIN MODERN OUT OF TOWN RETAIL DEVELOPMENT.**

**Neighbouring occupiers include Morrisons, McDonalds, Snap Fitness,  
Costa Coffee and St Giles Hospice**

**0121 321 3441**

## LOCATION

The modern out of town retail development fronts Cannock Road, Burntwood and is situated adjacent to the entrance to **Morrisons Supermarket** and **McDonalds Drive Thru Restaurant**.

Only one unit remains within the development which has been let to **St Giles Hospice**, who are situated immediately adjacent to the subject premises; **Snap Fitness** and **Costa Coffee** who occupy a pod fronting Cannock Road and opposite Burntwood Town Shopping Centre.

## DESCRIPTION

The retail unit has been developed on the basis of a shop shell specification with all main capped services together with shop front with double door entrance.

The unit comprises the following approximate floor area:

**328.3 sq m / 3,534 sq ft**

Shared car park for 61 vehicles.

## LEASE

A new 15 year full repairing and insuring lease with 5 yearly rent reviews.

## RENT

£35,350 per annum exclusive.

## PLANNING

The property has the benefit of an open A1 planning consent.

## BUSINESS RATES

To be assessed.

## ENERGY PERFORMANCE CERTIFICATE

Assessment awaited where appropriate.

## LEGAL COSTS

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

## VAT

All figures quoted are exclusive of VAT.

## VIEWING

***Strictly by prior appointment via the joint agents:***

***Burley Browne on 0121 321 3441.***

## FURTHER INFORMATION - CONTACT:

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or

**Johnson & Co Property Consultants**

**Tel: 0121 459 8925**



## **CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED**

**Burley Browne Ltd** for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Burley Browne has any authority to make or give any representation or warranty whatsoever in relation to this property.

### **Fixtures, Fittings and Services**

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

### **VAT**

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

### **Tenure**

Burley Browne have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify information through their legal advisor.

### **Rates / Water Rates**

Verbal enquiries only have been made and interested parties are advised to verify figures direct with the appropriate authority.

### **Environmental / Asbestos**

No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

**Burley Browne Chartered Surveyors is the trading name of Burley Browne Ltd  
Registered in England No. 5488324**

**Registered Office: 1A Mitre Court, 38 Lichfield Road, Sutton Coldfield, B74 2LZ**

**TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE  
CONDITIONS PRINTED ABOVE  
200220**

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)