

## RETAIL PREMISES TO LET

### UNIT 2, HAWKS GREEN DISTRICT CENTRE, HEATH WAY, HEATH HAYES, CANNOCK, WS12 3XP



#### LOCATION

Heath Hayes is situated in the Cannock Chase District of Staffordshire. The town is situated approximately 7.5 miles north of Walsall and 9 miles north east of Wolverhampton.

The parade of shops adjoins the 43,000 sq ft Tesco food store with other operators on the parade including The Jolly Friar, Carabou Events, Essential Clothing Company and The Tanning and Beauty Studio. The site benefits from approximately 411 free car parking spaces.

#### ACCOMMODATION

The premises are arranged over ground floor only providing the following approximate dimensions and areas:

Internal Depth	23.18 m	(76 ft)
Shop Width	5.84 m	(19 ft 2 in)
Sales Area	135.37 sq m	(1,457 sq ft)

#### TENURE

The premises are available by way of a new effective full repairing and insuring lease for a term to be agreed and subject to 5 yearly upward only rent reviews.

#### RENT

£18,500 per annum exclusive.

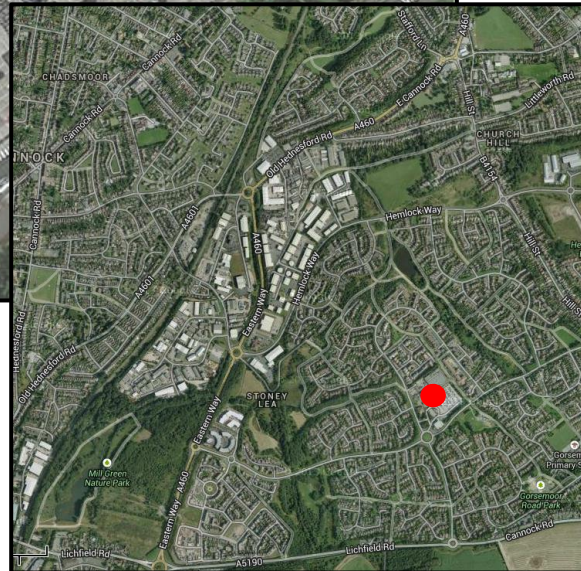
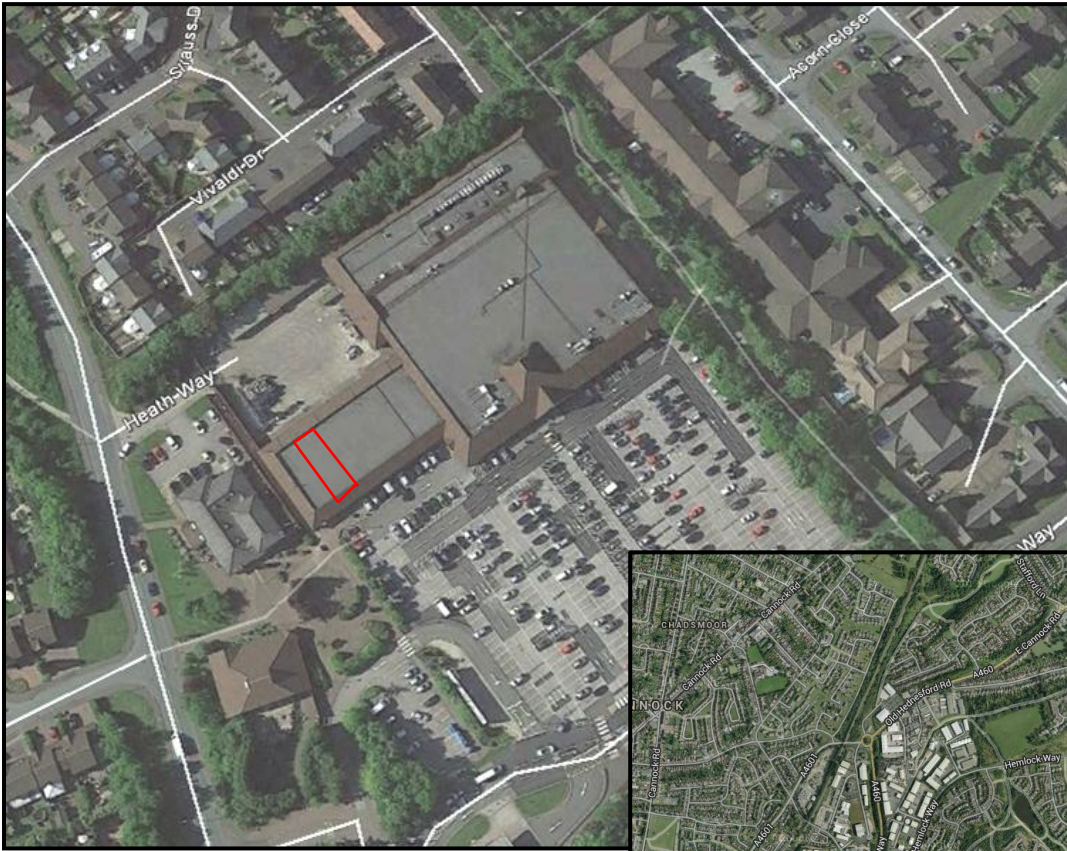
#### RATES

Interested parties are advised to contact the Local Rating Authority to verify this information ([www.voa.gov.uk](http://www.voa.gov.uk)).

#### VAT

All prices quoted are exclusive of but may be liable to VAT.

# UNIT 2, HAWKS GREEN DISTRICT CENTRE, HEATH WAY, HEATH HAYES, CANNOCK, WS12 3XP



CHEETHAM & MORTIMER.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of 90 (Band D). A full copy of the EPC is available upon request.

## VIEWINGS

Strictly by appointment with the sole letting agents, Cheetham & Mortimer:

Contact: Conor Mulloy  
Telephone: 0161 832 3375  
Email: [cmulloy@cheetham-mortimer.com](mailto:cmulloy@cheetham-mortimer.com)

## SUBJECT TO CONTRACT

July 2015

[www.cheetham-mortimer.com](http://www.cheetham-mortimer.com)

Messrs. Cheetham & Mortimer, for themselves and for the vendors or lessors of this property whose agents they are, give notice that - these particulars do not constitute, nor constitute any part of, an offer or a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Cheetham & Mortimer or the vendors or lessors. None of the statements contained within these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The vendors or lessors do not make or give, and neither Messrs. Cheetham & Mortimer, nor any persons in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.