

TO LET

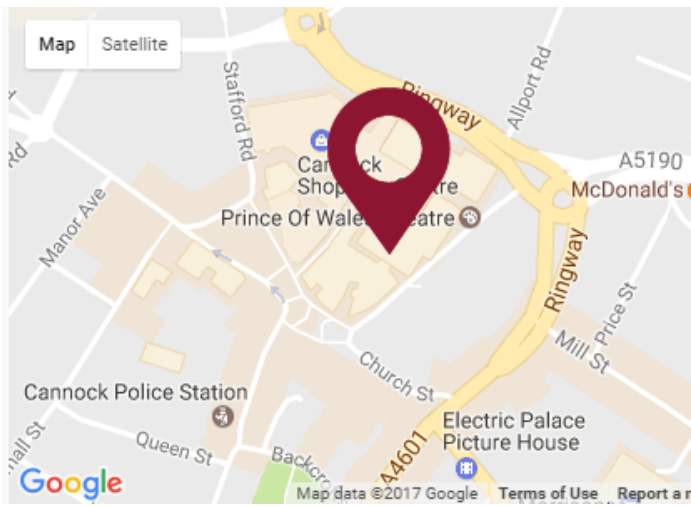
RETAIL PREMISES



2 Market Hall Street
Cannock
Staffordshire
WS11 1EB

Retail Sales Area 753 Sq Ft (69.9 Sq M)
+ First Floor Storage

- ❖ Prime Corner Retail Position
- ❖ Ground & First Floor Rear Loading Access
- ❖ A1 Retail Use
- ❖ First Floor Storage and office



LOCATION

The subject premises are situated within the prime retailing position of Market Hall Street and occupies a prominent position on the corner of Market Hall Street and Market Place adjacent to Vodafone and other retailers in the form of Card Factory, H Samuel, 3 Mobile, New Look, JD Sports, Greggs, Shoe Zone, Dorothy Perkins & Costa Coffee.

DESCRIPTION

The property comprises ground floor retail sales extending to approximately 753 sq ft, and ancillary first floor storage and office space amounting to 962 sq ft.

Loading access is available to the rear of the property on the ground and first floor, and there is a goods lift installed.

SERVICES

The property benefits from 3-phase electricity, water, and drainage. Interested parties should verify this for themselves.

LEASE TERMS

A new FRI type lease for a term of years to be agreed between the parties and incorporating upward only rent reviews.

RENTAL

£25,000 per annum exclusive, subject to contract.

Exclusive of VAT, building insurance, business rates, service charge, water rates and all other outgoings.

FLOOR AREAS

The property comprises the following approximate areas and dimensions:

Internal Width (Front):	6.01m	19'9"
Internal Width (Rear):	8.91m	29'3"
Shop Depth:	12.21m	40'1"
Ground Floor Sales Area:	70.02m²	753 sq ft
First floor Main Store:	45.94m²	494 sq ft
Canteen:	14.78m²	159 sq ft
Managers Office:	7.16m²	77 sq ft
Cold Store:	11.06m²	119 sq ft
Rear Store:	10.50m²	113 sq ft

SERVICE CHARGE

A variable charge is levied on the unit in order to cover the economic cost of the upkeep and maintenance and management, etc of common parts and facilities. Levied on a fair proportion basis. For the year ending 2018 this is circa £5,849 (+VAT).

LEGAL COSTS

Each party to pay for their own costs incurred in a transaction.

BUSINESS RATES

Prospective tenants should seek advice from the Local Authority.

POSSESSION

Full vacant possession will be offered upon completion of all legal formalities.

VAT

All rentals etc exclude the liability of VAT, which will be chargeable as an addition and at the appropriate rate prevailing.

EPC

The property has an energy performance rating within category D.

VIEWING

By appointment only with the agents: -



Ref:2455/01/19

Notice & Conditions

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