



**31-35 Market Street, Hednesford,
Cannock, WS12 1AY**

**7,301 sq.ft
678.32 sq.m**



Price

£835,000

Retail and residential investment producing £75,200 per annum within the main retail area of Hednesford Town Centre.

**To view: 01782 212201
commercial@bjbmail.com**



Description

The property comprises a detached three storey mixed use building which was originally built in the mid 1990's and reconstructed circa 2004 including three retail units at the lower ground and ground floor levels and four residential units on the first floor of the Property. The building has a total net internal area of 678.32 sq m (7301 sq.ft) and a total site area of approximately 0.093 hectares (0.229 acres), the boundaries of which are shown on Title Plan Reference: SF159814; a copy of which is appended to this report.

The retail units on the ground floor are known as Nos 31, 33 & 35.

No 31 has an approximate net internal area of 70.84 sq.m (763 sq.ft) and is currently occupied as a hairdressing salon. Internally the accommodation comprises a main retail area or salon, staff room and staff WC. Internally the property is fitted with suspended ceilings, plasterboard walls and wooden laminate flooring. The staff room has a fitted kitchen with ceramic sink and the staff WC has ceramic wash hand basin and WC sanitary fittings. The retail unit also has display window frontage with a width of 5.28 sq.m.

No 33 has a total net internal area of 74.52 sq.m (802 sq.ft) and is currently let as a micro pub and premises. For planning purposes, the Property is categorised as a retail unit with bar. The property has recently been fitted out and is fully occupied as a Gin Emporium. Internally it has painted plastered walls and a concrete floor. There is a display window frontage with a width of 4.78m.

No 35 has a total net internal area of 342.86 sq.m (3591 sq.ft) and is currently let as a Chinese Restaurant. The accommodation comprises an entrance, restaurant area and bar, under-stairs cellar/store and disabled WC on the ground floor and customer WCs, kitchen and store room on the lower ground floor. The retail unit also has a goods lift linking the lower ground and ground floors. Internally the restaurant area is fitted with a suspended ceiling with inset lighting and painted plastered walls and wooden laminate flooring. The restaurant area also benefits from air conditioning via two cassettes in the suspended ceiling with condensers located externally to the rear of the building. The restaurant area has approximately 180 covers. There is a fully fitted commercial kitchen in the kitchen on the lower ground floor. The customer WCs are fitted with ceramic WC and wash hand basins and have tiled walls and floors. The retail unit has display window frontage with external signage over at ground floor level.

The residential units on the first floor of the property are accessed via a secure entrance and stairwell off Market Street at the north western corner of the Property at ground floor level. There are four self-contained residential apartments known as Flats 1 - 4 on the first floor. Flat 1 has a total net internal area of 40.60 sq.m (437 sq.ft) and accommodation comprises a bedroom, kitchen/living room and a bathroom/WC. Flat 2 has a total net internal area of approximately 50.48 sq.m (543 sq.ft) and accommodation comprises two bedrooms, a kitchen/living room, bathroom/WC and store room. Flat 3 is identical to Flat 2 in layout and size having a total internal area of 50.48 sq.m (543 sq.ft) and comprises of two bedrooms, kitchen/living room, bathroom/WC and store room.

Flat 4 has a total net internal area of 48.54 sq.m (522 sq.ft) and accommodation comprises two bedrooms, living room/kitchen and bathroom/WC. All flats have modern kitchen and bathroom fittings and are heated by perimeter hot water radiators served by electric boilers located in each flat.

There is also a concrete surfaced parking area to the rear of the property providing parking for approximately 10 cars. The rear of the property can be accessed from Market Street at the south eastern corner of the property.



Location

The property is located in Hednesford, a small town in the Cannock Chase District in Staffordshire which adjoins Cannock Chase to the north and the town of Cannock approximately 1 mile to the south. The southern boundary of the town merges with the northern fringe of the town of Cannock. The town has a population of approximately 17,343 (2011 Census).

The nearby town of Cannock benefits from excellent road communications with major nearby roads including the A34, A460, A5, M6 Toll and M6 motorways. Junction T7 of the M6 Toll is located one mile to the south of the town centre and junction 12 of the M6 is approximately 3.5 miles to the west. Rail services from Cannock to Birmingham New Street take approximately 40 minutes and from Cannock to London Euston approximately 2 hours 30 minutes. Birmingham International Airport is located 28 miles to the south east.

The property is situated on the south western side of Market Street, the main shopping street within Hednesford town centre.

The property is located in a predominantly retail area within the town centre and the majority of properties in the surrounding area are put to retail uses. There are also residential flats located above many of the retail properties within the town centre. Two new recently completed retail developments are located nearby. The Chase Gateway development including a Bingo Hall and an Aldi supermarket are situated 100 metres to the east of the property. The Victoria Shopping Park development including an 80,000 sq.ft Tesco superstore and other retail units is located 250 metres to the north. The property itself occupies a prominent position on Market Street approximately 90 metres north west of its junction with the A460 Rugeley Road. The property itself is situated adjacent to retail units on its northern and southern boundaries and opposite to retail units on the north eastern side of the street.

Accommodation

Retail Unit No 31 - 70.84 sq.m (763 sq.ft)

Retail Unit No 33 - 74.52 sq.m (802 sq.ft)

Retail Unit No 35

Ground Floor - 228.92 sq.m (2,464 sq.ft)

Lower Ground Floor - 113.94 sq.m (1,227 sq.ft)

Residential Unit - Flat 1 - 40.60 sq.m (437 sq.ft)

Residential Unit - Flat 2 - 50.48 sq.m (543 sq.ft)

Residential Unit - Flat 3 - 50.48 sq.m (543 sq.ft)

Residential Unit - Flat 4 - 48.54 sq.m (522 sq.ft)

Total NIA - 678.32 sq.m (7,301 sq.ft)

The property has a total site area of approximately 0.093 hectares (0.229 acres) which was calculated using the internet based Promap system.

Tenure

Freehold.

Leases

Retail Unit No 31 is let on a 5 year lease agreement beginning 1st February 2015 on full repairing and insuring terms at a rent of £12,500 per annum.

Retail Unit No 33 is let on a 3 year lease agreement beginning 1st May 2017 on full repairing and insuring terms at a rent of £12,500 per annum.

Retail Unit No 35 is let on a 6 year lease agreement beginning 1st June 2016 at a rent of £25,000 per annum.

The first floor flats are let on a 12 month Assured Shorthold Tenancy agreement. Flat 1 is let a rent of £500 pcm.

Flats 2 and 3 are let at a rent of £525 pcm each and Flat 4 is let at a rent of £550 pcm.

Local Taxation

31 Market Street - Rateable Value £8,300

33 Market Street - Rateable Value £7,800

35 Market Street - Rateable Value £23,000

The residential units Flats 1-4 on the first floor of the property are all separately branded for Council Tax. We understand that all flats are banded as Band A within the Council Tax list.

Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee. Where a property is due to go to auction, all bidders will be required to register prior to auction.

Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Viewing

Strictly by appointment via bjb commercial, Head Office, Lake View, Festival Way, Stoke-on-Trent, ST1 5BJ. Telephone 01782 212201. Opening hours are 9.00 - 5.30pm, Monday to Friday.

IMPORTANT NOTICE

As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.