

BURLEY BROWNE

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DEVELOPMENT SITE

FOR SALE

**CANNOCK ROAD
BURNTWOOD TOWN CENTRE
WS7 1JY**



Outline planning permission approved for permitting the development of a three storey structure

Situated in the heart of Burntwood Town Centre

Within close proximity to Junction T6 of the M6 Toll

Site Area 0.8 acre / 0.32 hectare

0121 321 3441

LOCATION

The development site is situated at the heart of Burntwood Town Centre enjoying an extensive frontage to Cannock Road, located directly opposite Burntwood Town Shopping Centre. Current occupiers include Heron Foods, Betfred and Lloyds Pharmacy.

An adjoining development site has recently been completed – Snap fitness centre/Costa Coffee.

Burntwood has benefited from considerable regeneration and development following the completion of the M6 Toll, including residential, retail including a Morrison's and Aldi and a McDonald's fast food outlet and various car showrooms.

Business parks/industrial estates adjoining the town centre include Chase Town Industrial Estate, Chase Park Industrial Estate, Burton Wood Business Park, Plant Lane Business Park and Burntwood Business Park.

Cannock Town Centre is situated approximately 5.5 miles north west and Lichfield is 4 miles due east.

DESCRIPTION

The site area extends to circa 0.8 acre/0.32 hectare.

TENURE

The property is available for sale freehold.

PURCHASE PRICE

Offers in excess of £750,000.

PLANNING

Outline Planning Permission approved permitting the development of a three storey structure to include a ground floor retail unit (suitable to be utilised on the basis of a variety of uses – A1/A2/A3/A5) extending to 9,200 sq ft and 14, 2 bed residential apartments – **Application Number 17/00581/OUTM.**

Further details are available on request.

BUSINESS RATES

To be re-assessed.

ENERGY PERFORMANCE CERTIFICATE

Assessment awaited where appropriate.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT, although we understand VAT will not be payable in this instance.

VIEWING

Strictly by prior appointment. Please contact Burley Browne on 0121 321 3441.

Or alternatively joint agents Stephens McBride on 0121 706 7766.



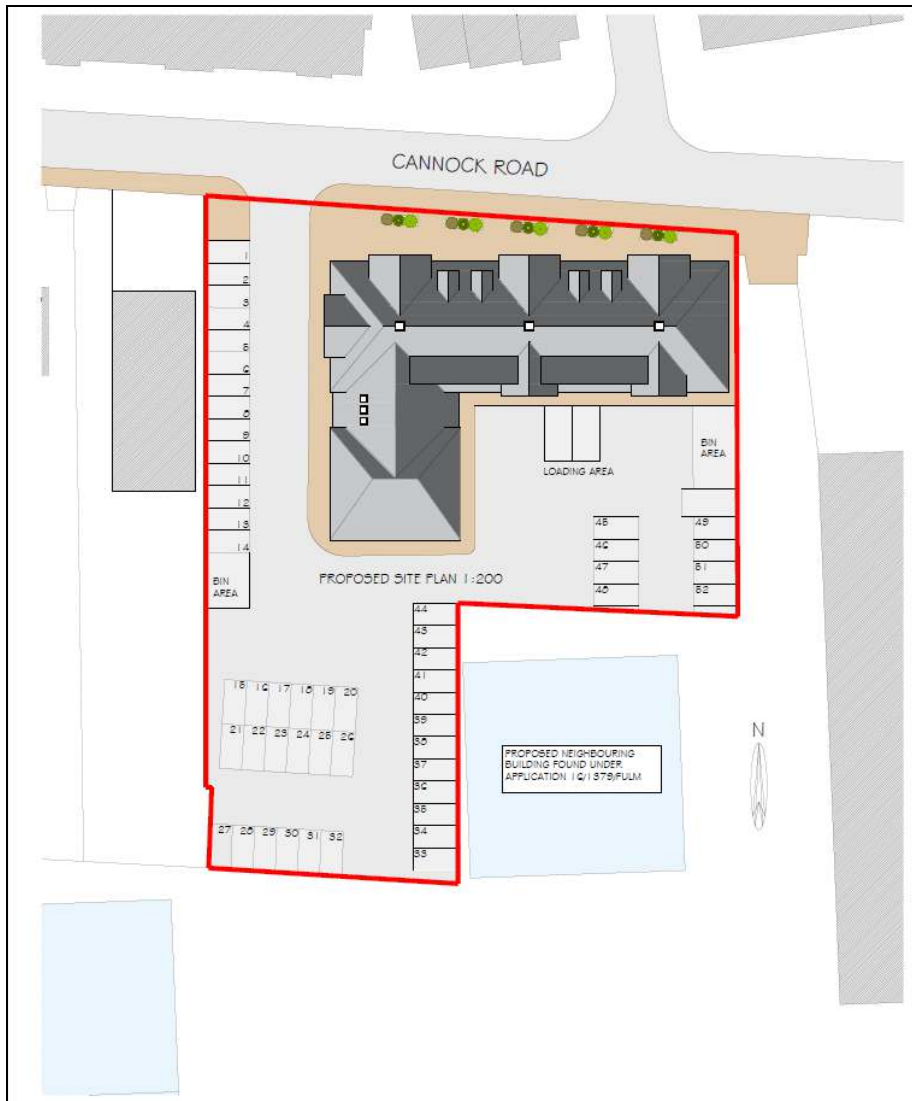
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TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE CONDITIONS PRINTED ON THE LAST PAGE.

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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



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
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