

Cottons

CHARTERED SURVEYORS

TO LET – TWO STOREY RETAIL/OFFICE
PREMISES

6 Market Street, Hednesford, Cannock,
WS12 1AF

£14,950, per annum, exclusive



- Purpose built shop/office
- New lease terms by negotiation
- EPC Rating C-59
- Busy Town Centre location
- Versatile Class E use
- Useable ground and first-floor accommodation

Cavendish House, 359 - 361 Hagley Road, Birmingham, B17 8DL

Tel: 0121 247 2233 Email: auctions@cottons.co.uk

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To Let - Commercial Premises occupying a busy Town Centre location, available by way of a new lease. The property is close by or adjacent to nail bar, dance studio, veterinary practice, barber's shop, hairdressers and beauticians. The ground floor offers a sales or office area of 694 sq ft. (64.5 sq m.) with first floor showroom, kitchen or office premises of 692 sq ft. (64.3 sq m.).

Location

Hednesford is located approximately 1.2 miles North of Cannock Town Centre and 4.6 miles North East of Rugeley. The population, as at the 2011 Census, was 17,343, although the catchment is significantly larger. the property is located in Hednesford Town Centre, adjacent or nearby a variety of retailers and service providers including a nail bar, dance studio, veterinary practice, barber's shop, hairdressers and beauticians.

Description

A purpose built, middle of terrace, two-storey retail or commercial property, with brick walls and a pitched tiled roof.

Accommodation

The shop provides a clear open retail area at ground-floor level with a customer toilet and understairs store. The first-floor provides a showroom or studio, kitchen and staff toilet. Dimensions Floor Area Ground Floor Main retail area 10,215 m. x 6,556 m. (MAX) Main sale/office area 694 sq ft. (64.5 sq m.) Store 18 sq ft. (1.7 sq m.) Customer toilet with WC and washbasin Rear lobby with staircase to First Floor Studio/Showroom 546 sq ft. (50.7 sq m.) Kitchen 146 sq ft. (13.6 sq m.) Staff toilet with WC and washbasin

Lease

The premises are available by way of a new tenant's Full Repairing and Insuring Lease, for a term of 10-years from completion, with an upwards-only rent review after 5-years. Other lease lengths may be available by way of negotiation.

Rent

£14,950 (Fourteen Thousand, Nine Hundred and Fifty Pounds), per annum, exclusive, plus VAT.

Rating

Our informal enquiries of the Valuation Office Agency reveal the property has a Rateable Value of £10,750, in the 2023 Rating List. Occupiers may benefit from Small Business Rates Relief and interested parties should

make their own enquiries of the charging authority, Cannock District Council, to define their liability for Business Rates.

Energy Performance Certificate (EPC)

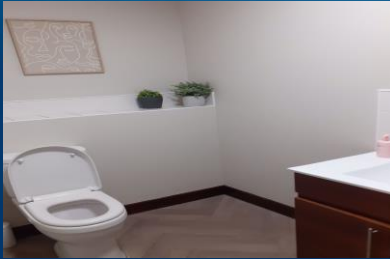
Rating C-59. Please see the Energy Performance Certificate attached to these particulars.

Legal Costs

Each party to bare their own Legal Costs incurred in connection with progressing and completing a new lease.

Viewings

Strictly by appointment with the Sole Letting Agents, Cottons Chartered Surveyors. Stephen Sutton, Amanda Starkey, Telephone 0121 247 2030, ssutton@cottons.co.uk, astarkey@cottons.co.uk.



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