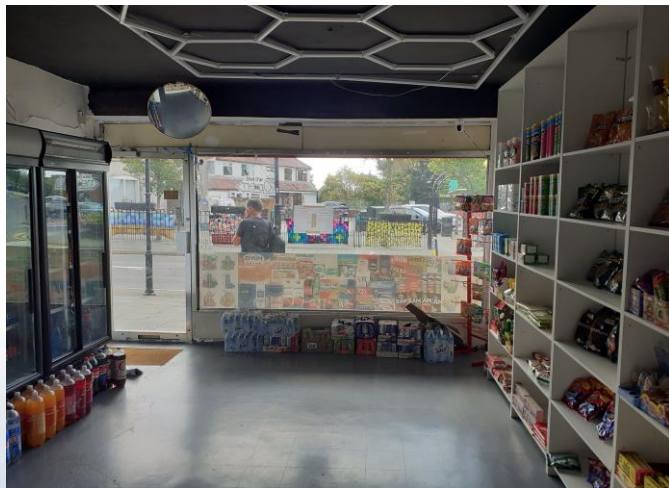


Cottons

CHARTERED SURVEYORS
TO LET

Ground-Floor lock-up Shop Premises
199 Cannock Road, Cannock,
WS11 5DD

£8,500, per annum, exclusive



- Versatile Class E Use
- New lease, terms by negotiation - Residential flat above not included
- EPC Rating C-62
- Qualifying occupiers benefit from Small Business Rate Relief
- Retail area 252 sq ft.
- No VAT on rent

Cavendish House, 359 - 361 Hagley Road, Birmingham, B17 8DL
Tel: 0121 247 2233 Email: auctions@cottons.co.uk
www.cottons.co.uk

A purpose-built ground-floor lock-up shop, forming part of a block of shops, located in the centre of Chadsmoor Village. The shop is suitable for a variety of uses, falling within Use Class E. Net Internal Area 324 sq ft. (30.6 sq m.) Rent £8,500, per annum, exclusive. First floor flat not included.

Location

The property is located in the centre of Chadsmoor Village, a former mining village, located between Hednesford and Cannock Town Centre. The County Town of Stafford is approximately 10 miles to the North, whereas the Cathedral City of Lichfield is approximately 9 miles to the South. The shop is located adjacent retailers and service providers including a cafe, electrical goods store, craft shop, beautician, post office and Bet Fred Bookmakers.

Description

A ground-floor lock-up shop, forming part of a purpose-built, two-storey building. The flat above the shop is separately let and is not being offered.

Accommodation

Retail Area 252 sq ft. (23.4 sq m.), Store 58 sq ft. (5.4 sq m.), kitchen 19 sq ft. (1.8 sq m.). The property includes a toilet with WC and washbasin. TOTAL NET INTERNAL AREA 329 sq ft. (30.6 sq m.)

Lease

The premises are offered To Let by way of a new lease, having a term certain not less than 3-years. The lease will be drafted on Effective Tenant's Full Repairing and Insuring Terms. A longer term lease will incorporate periodic upward-only rent review provisions.

Rent

£8,500 (Eight Thousand, Five Hundred Pounds), per annum, exclusive, payable on the standard or usual quarter days.

VAT

The VAT exemption for the property has not been waived and so the rent will not attract VAT.

Rating Assessment

Our informal enquiries reveal the premises have a Rateable Value of £2,900, in the current Rating List. It is probable qualifying occupiers will benefit from Small Business Rate Relief. Interested parties should make written enquiries of the charging authority, Cannock Chase District Council, to establish their individual liability for Business Rates.

Energy Performance Certificate

Rating C-62. Please see Energy Performance Certificate, attached to these particulars.

Legal Costs

Each party shall bear their own Legal Costs, incurred in connection with the preparation and completion of a new lease.

Viewing

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



Cottons is a trading name name of "Cottons Property Consultants LLP" which is a Limited Liability Partnership registered in England and Wales. Registered No OC360837. Registered Office 361 Hagley Road, Edgbaston, Birmingham B17 8DL.

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