



# Cannock

Shopping Centre

Market Hall Street  
WS11 1WS

RETAIL UNITS TO LET

NEW LETTINGS TO

£ poundstretcher



select®

EASY LIVING  
MOBILITY



NEW  
LOOK



GAME

bodycare

Specsavers

TheWorks.co.uk

COSTA

CHATWIN  
JEWELLERS

Holland  
& Barrett

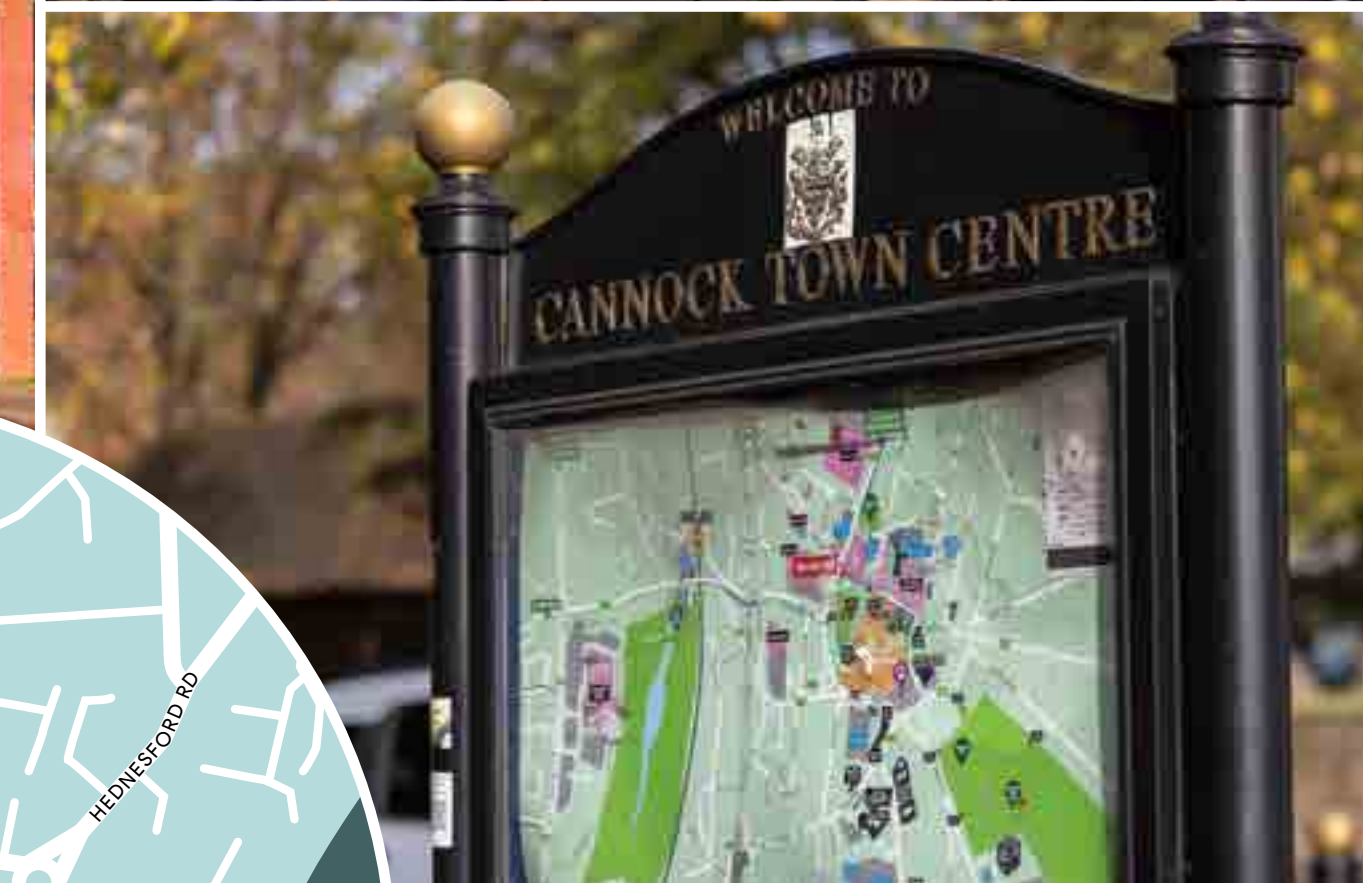


# LOCATION

**CANNOCK SHOPPING CENTRE IS THE TOWN'S PRIMARY COVERED SHOPPING AREA AND IS SITUATED IN THE HEART OF THE TOWN CENTRE.**

Cannock is located in South Staffordshire 17 miles north of Birmingham and 30 miles south of Stoke-on-Trent. The town benefits from excellent road links with J7 of the M6 Toll being located approximately 1 mile south of town centre and J12 of the M6 approximately 3.5 miles to the West. Cannock is the administrative centre of the Cannock Chase District which has a population in excess of 100,000.

The main entrance at ground mall level is from the prime retailing pitch on Market Hall Street and the upper mall entrance immediately adjoins the main bus station. Directly opposite the shopping centre will be located the brand new £20m redevelopment set to transform the town centre. The redevelopment is fully funded by government levelling up funds and a CPO has already been launched. Also, as part of the redevelopment, the Centre will benefit from a new pedestrianised crossing linking it directly to a to-be refurbished Beecroft Road Car Park, Cannock's principal town centre car park.







# SCHEDULE OF AVAILABILITY



Lower Level		Size (sq ft)		Rent pa (inclusive S/C)	Insurance (per annum)	Rateable Value 2023/24	Rates Payable 2023/24
Unit 10	GRD FF	1,597 sq ft 544 sq ft		£32,950	£630	£28,500	£3,555*
Unit 20	GRD FF	1,044 sq ft 426 sq ft		£26,900	£433	£19,000	£2,370*
28-29 Market Hall Street	GRD FF	1,937 sq ft 1,185 sq ft		POA	£919	£49,750	£6,206*
Upper Level		Size (sq ft)		Rent per month (inclusive of S/C + Ins)	Insurance (per annum)	Rateable Value 2023/24	Rates Payable 2023/24
Unit 32a	GRD	203 sq ft		£425	N/A	£5,100	Nil**
Unit 33-34	GRD	526 sq ft		£795	N/A	£13,000	Nil**
Unit 37	GRD	7,198 sq ft		POA	POA	£56,000	£7,168*
Unit 46	GRD	2,700 sq ft		£1,495	N/A	£27,500	£3,431*

\*75% Retail Relief Applied

\*\*Small Business Rate Relief Applied





## PLANNING

The units benefit from Class E use and can therefore be used for a variety of uses including but not limited to retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, crèche and gym. The units are also suitable for a wider range of uses subject to planning permission.

## VIEWINGS

Strictly by prior appointment with the Sole Agents Creative Retail.

## CONTACTS:

### GUY SANKEY MRICS

T 0121 400 0407

M 07415 408 196

E [guy@creative-retail.co.uk](mailto:guy@creative-retail.co.uk)



CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that: I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. II. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property Consultants Ltd or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property. IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.