

LOCATION

The property is located on Cannock Road in Chadsmoor, in a residential area generating good passing traffic.

DESCRIPTION

The unit comprises a ground floor retail unit with wide frontage in a mixed retail and residential area.

The subject property includes a retail area to the front with store rooms, kitchen area and a WC to the rear. Potential for A3 / A5 uses.

ACCOMMODATION

	sq m	sq ft
Sales area	71.48	769
Rear	23.94	258
Total	95.42	1,027

RENT

Quoting rent is £12,000 per annum exclusive.

LEASE TERMS

The accommodation is available by way of a new lease for a term of years to be negotiated between the parties.

BUSINESS RATES

243 Cannock Road is assessed by the Valuation Office Agency as a single property with a total Rateable Value of £7,300.

UTILITIES

The tenant will be responsible for payment of all utilities costs to the accommodation.

LEGAL COSTS

The tenant will be responsible for the Landlord's reasonable legal costs.

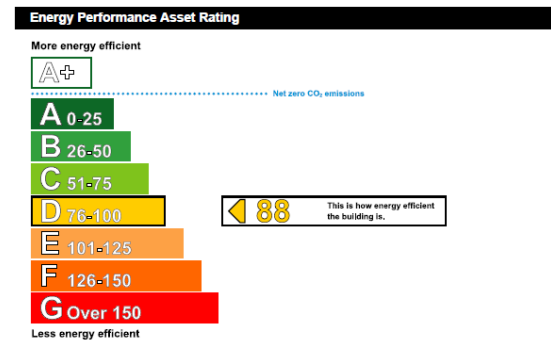
SERVICE CHARGE

A service charge may be payable to cover the cost of maintenance and upkeep of the building.

VAT

VAT is not applicable on rent.

EPC



VIEWING

Strictly by prior appointment:

Richard Bache

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SUBJECT TO CONTRACT

March 2020