



## Hednesford Park Pavilion Cafe, Hednesford, Cannock, Staffs, WS12 1QR

- Ground Floor Cafe & Ice Cream Kiosk Approx 850 sq ft (78.96 sq m)
- Located in the Heart of Hednesford Park
- Established Position adjacent to Leisure Amenities
- EPC Rating: C-57



Printcode: 2026521

# Hednesford Park Pavilion Cafe

## Hednesford, Cannock

### LOCATION

Hednesford Park is adjacent to its town centre approximately 2 miles north of Cannock and 3 miles south of Rugeley, being prominently positioned on the A460 Rugeley Road which runs along its eastern boundary. The property is positioned adjacent to Hednesford's skate park, existing tennis courts and a children's play area.

### DESCRIPTION

The property which has frontages to both its north and south elevations provides open plan café/sales together with a separate ice cream kiosk. The existing WC facilities are accessed externally and are operational during normal park opening hours whilst being secured at night.

### ACCOMMODATION

All measurements are approximate:

Cafe and ice cream kiosk **850 sq ft (78.96 sq m)**

### RENT

£12,000 pax (no VAT).

### VAT

No VAT is payable on the rent.

### TERMS

Internal repairing and insuring basis.

The insurance premium for the current year is £250.



### PROPERTY REFERENCE

CA/BP/2524/ELH

### LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

### RATEABLE VALUE

£11,500 - VOA.

### RATES PAYABLE

£4,393 - 2026/2027 - small business RHL.

### ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate C-57.

### SERVICE CHARGE

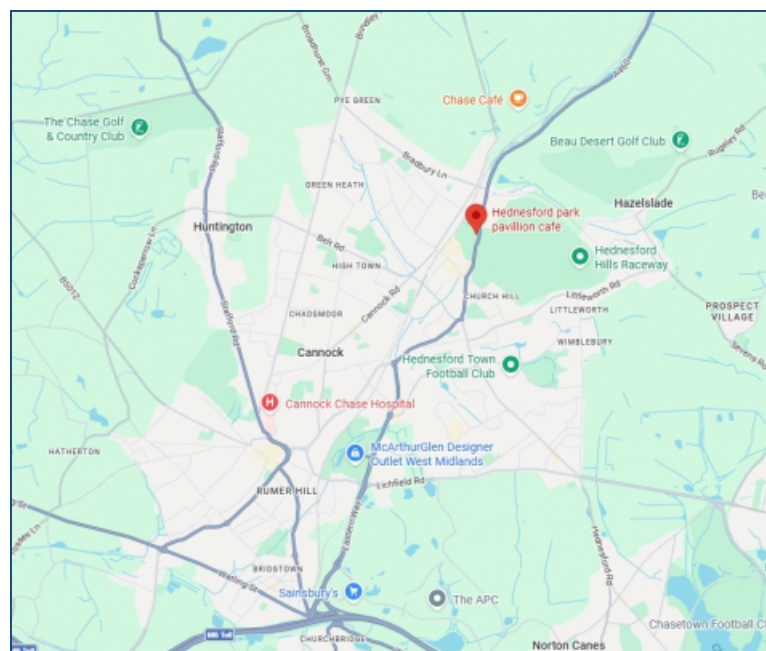
The ground floor café forms part of a shared property and a service charge is levied for consumption of shared utilities and facilities which include gas, electricity, water, CCTV, fire alarm, roller shutter servicing, burglar alarm, maintenance etc. For the current year the cost is estimated to be £5,000 which will be recharged to the tenant on a periodic basis.

### LEGAL COSTS

Each party is to be responsible for their own legal costs in this matter.

### VIEWING

Strictly by prior appointment with the Agent's Cannock office.



### MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

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