



21-23 Wolverhampton Road, Cannock, Staffs, WS11 1AP

- Retail / Office / Restaurant Space in Cannock Town Centre
- Approximately 3,390 sq ft (315 sq m) Overall
- Can be Sub-Divided
- Suitable for a Variety of Uses
- Full Refurbishment to be Carried Out
- EPC Awaited Due to Refurbishment Works



Printcode: 2026721

21 - 23 Wolverhampton Road, Cannock

LOCATION

The property is situated on the edge of Cannock town centre and sits alongside other professional office and retail occupiers. Cannock itself is situated approximately 10 miles equidistant between Stafford in the north and Wolverhampton in the south. Swift access to the M6 Toll Road and A5 are within 5 minutes drive from the property and junctions 11 and 12 of the M6 motorway are approximately 2 and 3 miles away respectively.

DESCRIPTION

The property comprises a former Nightclub and offers spacious ground and first floor accommodation occupying a prominent corner position fronting on to Wolverhampton Road and Backcrofts. The property is suitable for a number of uses, subject to Planning Permission, and can be taken as a whole or sub-divided.

ACCOMMODATION

All measurements are approximate:

- **Area A** - fronting on to Wolverhampton Road - 1,140 sq ft (106 sq m)
- **Area B** - fronting on to Backcrofts - 980 sq ft (92 sq m)
- **Area C** - Room at the rear with access through external corridor from Backcrofts 770 sq ft (71.5 sq m)
- Total Ground Floor Area - 2,890 sq ft (268.5 sq m)
- First Floor approximately 500 sq ft (46.5 sq m)
- Shared kitchen and toilet facilities

RENT

Expressions on interest are invited

VAT

No VAT.

LEASE

The property is offered on a new 6 year lease.

TERMS

Internal repairing and insuring basis.

FURTHER INFORMATION

A rent security bond will be required by the landlord.

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991
Messrs. Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that : (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein (whether in the text, plans or photographs etc.) is given in good faith but without responsibility and is believed to be correct. Any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Messrs. Andrew Dixon & Company. has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 – office measurements can be made available by request.



PROPERTY REFERENCE

Ca/BP/2537/KMC

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

RATEABLE VALUE

£27,000 - VOA - for the whole premises. However will need to be reassessed if split.

RATES PAYABLE

£10,314 (RHL) for the whole property.

ENERGY PERFORMANCE CERTIFICATE

To be assessed once refurbished.

SERVICE CHARGE

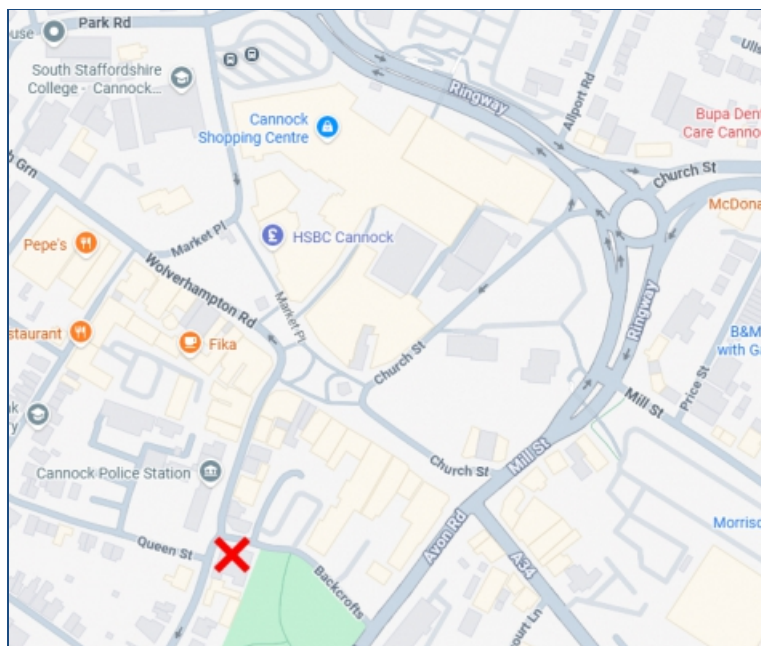
A service charge will be levied for the maintenance and costs associated with the communal spaces and exterior of the premises.

LEGAL COSTS

All legal costs incurred in the preparation of the lease and counterpart lease together with any vat and stamp duty due thereon will be the responsibility of the incoming tenant.

VIEWING

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



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