



**173D Walsall Road, Peter Rosa Retail Centre,
Cannock, Staffs, WS11 0JH**

- Non-Food Retail / Trade Counter Premises
- Main Road Position
- 1,566 sq ft (145.6 sq m)
- Rear Access to Warehouse
- EPC Rating: C-65



Printcode: 2026916

173D Walsall Road Peter Rosa Retail Centre, Cannock

LOCATION

The property is prominently situated on the main A34 Walsall Road approximately 1 mile from Cannock town centre and all its amenities. Access to the A5 and M6 Toll Road is barely 2 minutes' drive away with junctions 11 and 12 of the M6 motorway being approximately 3 and 4 miles away respectively.

DESCRIPTION

The property comprises a ground floor retail premises with associated warehousing to the rear and communal car parking to the front. The property is suitable for a number of non-food retail uses or as a trade counter.

ACCOMMODATION

All measurements are approximate:

Initial showroom/retail area 570 sq ft (53 sq m)

Rear storage warehouse with roller shutter door access 880 sq ft (81.8 sq m)

Kitchen having stainless steel sink, cupboards and working surface 116 sq ft (10.8 sq m)

Gross internal area 1,566 sq ft (145.6 sq m)

There is potential to also take a first floor office/store equating to 466 sq ft (43.3 sq m). Interest in this can be discussed with the agent.

Outside

Access to a rear yard for loading and unloading.

Shared communal customer car parking to the front.

RENT

£14,000 per annum plus VAT.

VAT

The landlord reserves the right to charge VAT on the above figures as appropriate.

LEASE

The property is offered on a new full repairing and insuring lease for a term of 3 years or multiples thereof.

TERMS

Full repairing and insuring basis.

SECURITY BOND

The Landlord will require a security bond.

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/2546/KMC

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

RATEABLE VALUE

The property is currently rated together with 173A and is awaiting reassessment.

RATES PAYABLE

The current rates payable for 173D is £722 per calendar month plus VAT.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate C-65.

SERVICE CHARGE

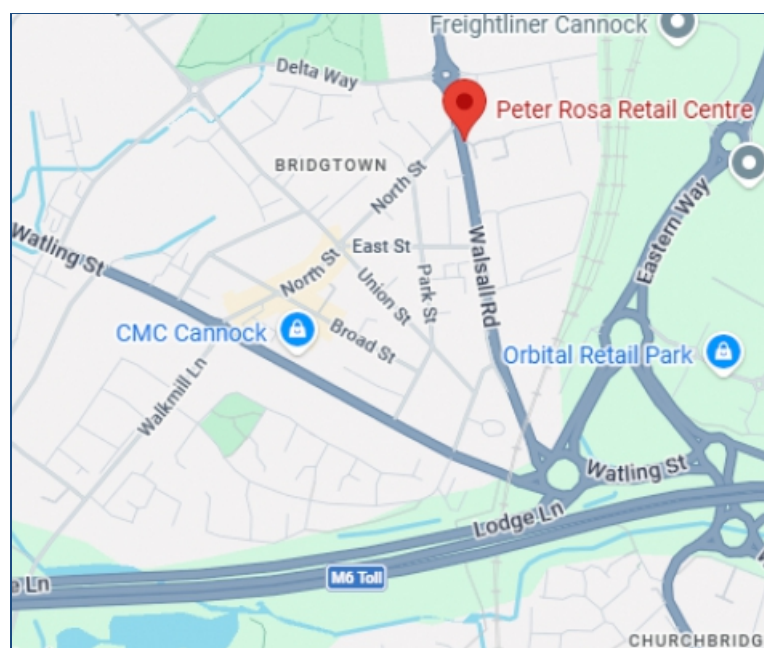
A service charge is levied on the site for the maintenance and upkeep of communal parts. This is currently approximately 30 pence psf per annum plus VAT.

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 ingoing tenant.

VIEWING

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



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