

LARGE RETAIL OPPORTUNITY

TO LET

Unit 15, Cannock Shopping Centre Cannock, WS11 1WS

SUBJECT TO VACANT POSSESSION



Location

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 has a population of circa 30,000. Cannock Shopping Centre will be ideally located opposite to the brand new £20m redevelopment set to transform the town centre. The redevelopment is fully funded by government levelling up funds. As part of the redevelopment, Market Hall Street will benefit from a new pedestrianised crossing linking it directly to Beecroft Road Car Park, Cannock's principal town centre car park.

Description

The property occupies a large corner position in Cannock Shopping Centre. Adjacent to **Bodycare** and near by **Easy Living Mobility** and **Specsavers**. The subject property offers an excellent opportunity to trade from a large retail unit in Cannock Town Centre. New occupiers include **Savers**, **Enchanted Cards**, and **Nellists Florist**.

Accommodation

The premises comprise of the following approximate floor areas:

Ground Flr: 12,105 sq ft (1,125 sq m)

Tenure

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

On Application

Service Charge

£63,659 + VAT (current year)

Insurance

£4,477.11 + VAT (current year)

Business Rates

RV £59,000 (2023) The Landlord is prepared to cover the Tenant's rates liability subject to suitable terms being agreed.

Legal Costs

Each party to be responsible for their own legal costs.

EPC

C 53. Certificate available upon request.

Viewings

Strictly by appointment with the Sole Agents Creative Retail on 0121 400 0407.

0121 400 0407
creative-retail.co.uk

Creative Retail

