

SHOP TO LET

Unit 10 Cannock Shopping Centre
Cannock, Staffordshire, WS11 1EB

REDUCED RENT + RATES



Location

Cannock Shopping Centre is the town's principal covered shopping area and is situated in the heart of the town centre. The main entrance at ground mall level is from the prime retailing pitch on Market Hall Street and the upper mall entrance immediately adjoins the main bus station.

Description

Brand new occupiers to the scheme include **Savers** and **Enchanted Cards** among a number of major multiple retailers including **EE**, **Specsavers**, **Holland Barrett**, **Costa Coffee** and **The Works**. In addition, there are a selection of local and regional retailers including **SNAP Fashion** and **Trendy Tanya**.

Legal Costs

Each party to be responsible for their own legal costs.

Accommodation

The premises comprise of the following approximate floor area:

Unit 10	Sq M	Sq Ft
Ground Floor	148.36	1,597
First Floor	50.54	544
Total	148.36	1,597

Tenure

The accommodation is available by way of new fully repairing and insuring lease on terms to be agreed.

EPC

The EPC is available upon request.

Business Rates

RV £21,500 (2026)

Interested parties should make their own enquiries with the Local Billing Authority to confirm exact rates payable.

Rent

£14,900 + VAT per annum exclusive.

Service Charge

The current years service charge payable is £11,259 + VAT.

Insurance

The current years annual insurance payable is £737 + VAT.

Planning

We understand the unit benefits from E Class planning use. Interested parties are advised to make their own enquiries.

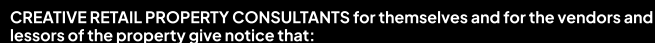
Security

Deposit equivalent to 3 months rent plus VAT to be held by the Landlord for the duration of the lease.

Viewings

Strictly by appointment with the sole retained agents Creative Retail 0121 400 0407.

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