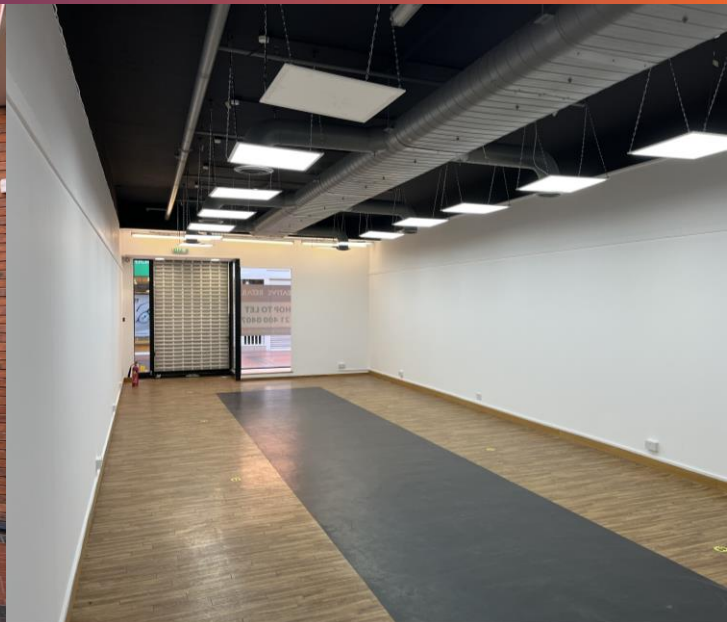


****REDUCED RENT & RATES****

SHOP TO LET

Unit 20 Cannock Shopping Centre
Market Hall Street
Cannock, WS11 1EB



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. Directly opposite the shopping centre will be located the brand new £20m redevelopment set to transform the town centre. The redevelopment is fully funded by government levelling up funds and a CPO has already been launched. Also, as part of the redevelopment, the Centre will benefit from a new pedestrianised crossing linking it directly to Beecroft Road Car Park, Cannock's principal town centre car park.

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

ACCOMODATION

The premise comprises of the following approximate floor area:

Ground Floor:	96.99 sq. m	1,044 sq. ft
First Floor:	39.58 sq. m	426 sq. ft

TENURE

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

EPC

Rating C 58. The EPC is available upon request.

RENT

£10,900 + VAT per annum

SERVICE CHARGE

The current years service charge payable is **£7,731 + VAT**.

INSURANCE

The current years annual insurance payable is **£506 + VAT**.

BUSINESS RATES

The Landlord has appealed the rates to reduce the Rateable Value to **£9,000**. The Landlord will cover the difference in rates payable (current RV £19,000) on the condition that the Tenant applies for any current or future business rates reliefs that it is eligible for, including the current 40% business rates retail relief.

PLANNING

The property benefits from Class E use.

LEGAL COSTS

Each party to be responsible for their own legal costs.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWINGS

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



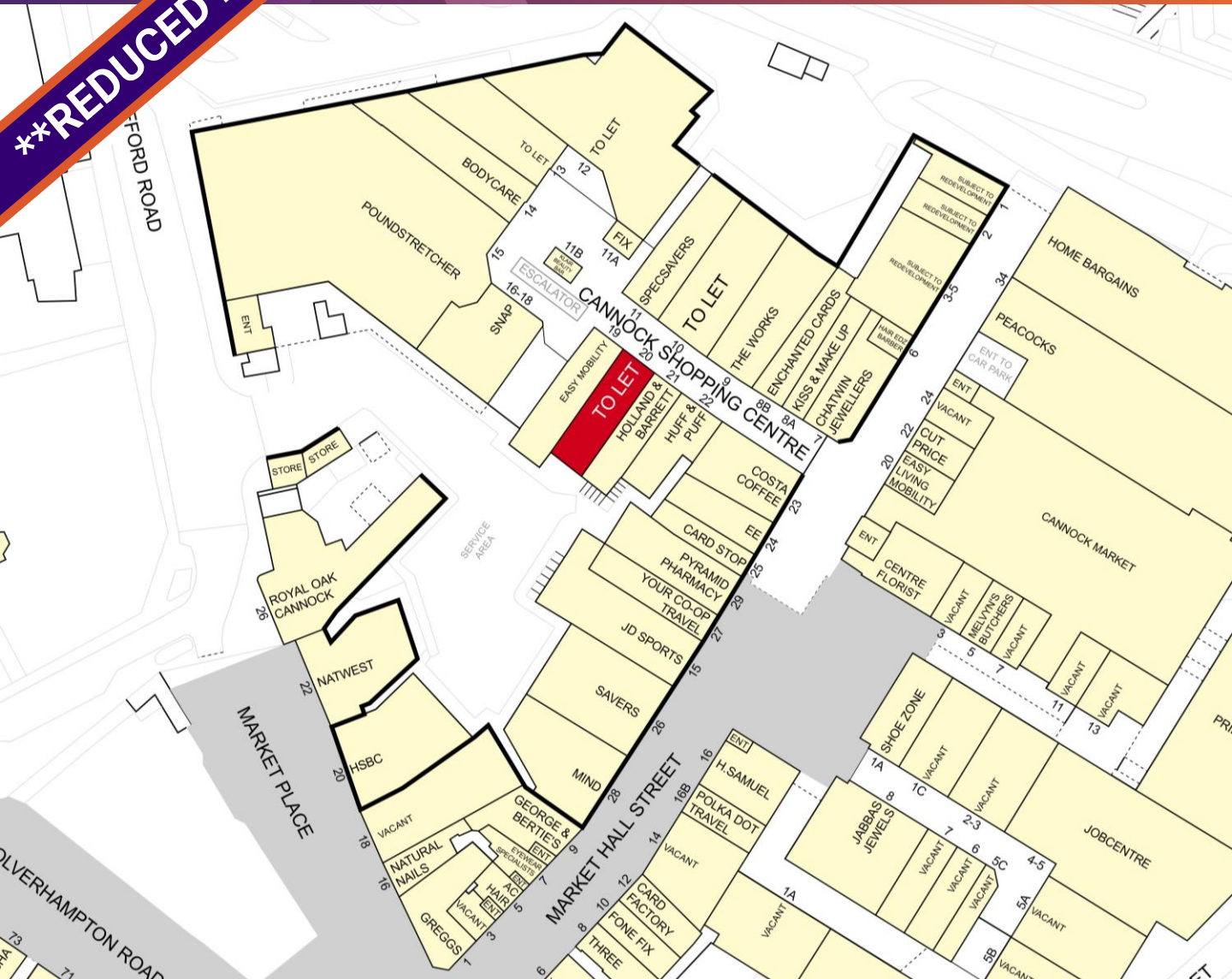
0121 400 0407

www.creative-retail.co.uk

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For more information, please contact:

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