



10, Mill Street, Cannock, Staffs, WS11 0DL

- Ground Floor Retail Lock-Up Premises
- 255 sq ft (23.7 sq m)
- Separate Kitchenette & Toilet Facilities
- Prominent Position
- Grade II Listed Building EPC Not Required



Printcode: 20260622

10 Mill Street, Cannock

PROPERTY REFERENCE

CA/BP/2527/KMC

LOCATION

The property is prominently situated on Mill Street fronting the main ringway on the edge of Cannock town centre and all its amenities. There are good commuter links to the A5 and M6 Toll Road, being approximately 1 mile away, and junctions 11 and 12 of the M6 motorway, being approximately 2.5 and 3.5 miles away respectively.

DESCRIPTION

The property comprises a ground floor lock-up retail premises with separate kitchen area and shared toilet facilities.

ACCOMMODATION

All measurements are approximate:

Main Retail Area

Main frontage 13ft 1in (4m)

Depth 17' 3" (5.3m)

Net Internal Area 225 sq ft (21 sq m)

Shared inner corridor leading to kitchenette 30 sq ft (2.7 sq m)

Disabled/customer toilet and further shared toilet with wc and wash hand basin

RENT

£7,000 per annum exclusive plus VAT.

VAT

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

LEASE

A new 5 year lease with an option to break at 3 years.

TERMS

Internal repairing and insuring basis.

FURTHER INFORMATION

A security bond will be taken by the Landlord and held throughout the term.

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.

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

RATEABLE VALUE

£4,350 - VOA.

RATES PAYABLE

£1,661.70 - 2026/2027 (Small business RHL).

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate exempt - Grade II listed building.

SERVICE CHARGE

A service charge is levied to cover the cost of insurance, electric and communal repairs etc.

LEGAL COSTS

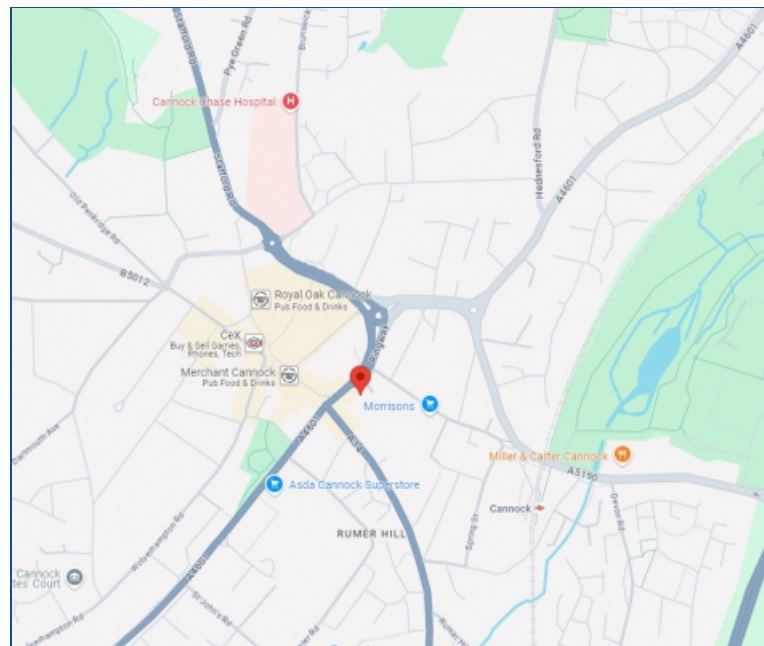
All legal costs incurred in the preparation of the lease and counterpart lease together with any vat and stamp duty due thereon will be the responsibility of the ingoing tenant.

AVAILABILITY

Immediate.

VIEWING

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



Tel: 01543 506640

www.adixon.co.uk

The Woodlands
4 Hallcourt Crescent, Cannock
Staffordshire, WS11 0AB
Fax : 01543 506654
Email: enquiries@adixon.co.uk