

# SHOP TO LET

## Unit 14, Cannock Shopping Centre Cannock, WS11 1WS

\*\*\*FITTED RETAIL OPPORTUNITY\*\*\*



### 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 and works are well underway. Also, 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 subject property offers an excellent opportunity to trade from a fully fitted retail unit in Cannock Shopping Centre in the heart of Cannock Town Centre. Nearby occupiers include **The Works, Holland & Barrett, Costa Coffee, Mind, JD Sports, Specsavers.** Recent new lettings to **Savers, Enchanted Cards, and Nellist Florists.**

### Accommodation

The premises comprise of the following approximate floor areas:

Unit 14	sq m	sq ft
Ground Floor	227.42	2,448

### 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

£20,000 + VAT per annum

### Service Charge

£12,873.76 + VAT (current year)

### Insurance

£905.41 + VAT (current year)

### Business Rates

RV £26,000 (2023). Qualifying businesses may benefit from up to 40% rates relief. Interested parties to make their own enquiries.

### Legal Costs

Each party to be responsible for their own legal costs.

### EPC

C 57. Certificate available upon request.

### Viewings

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

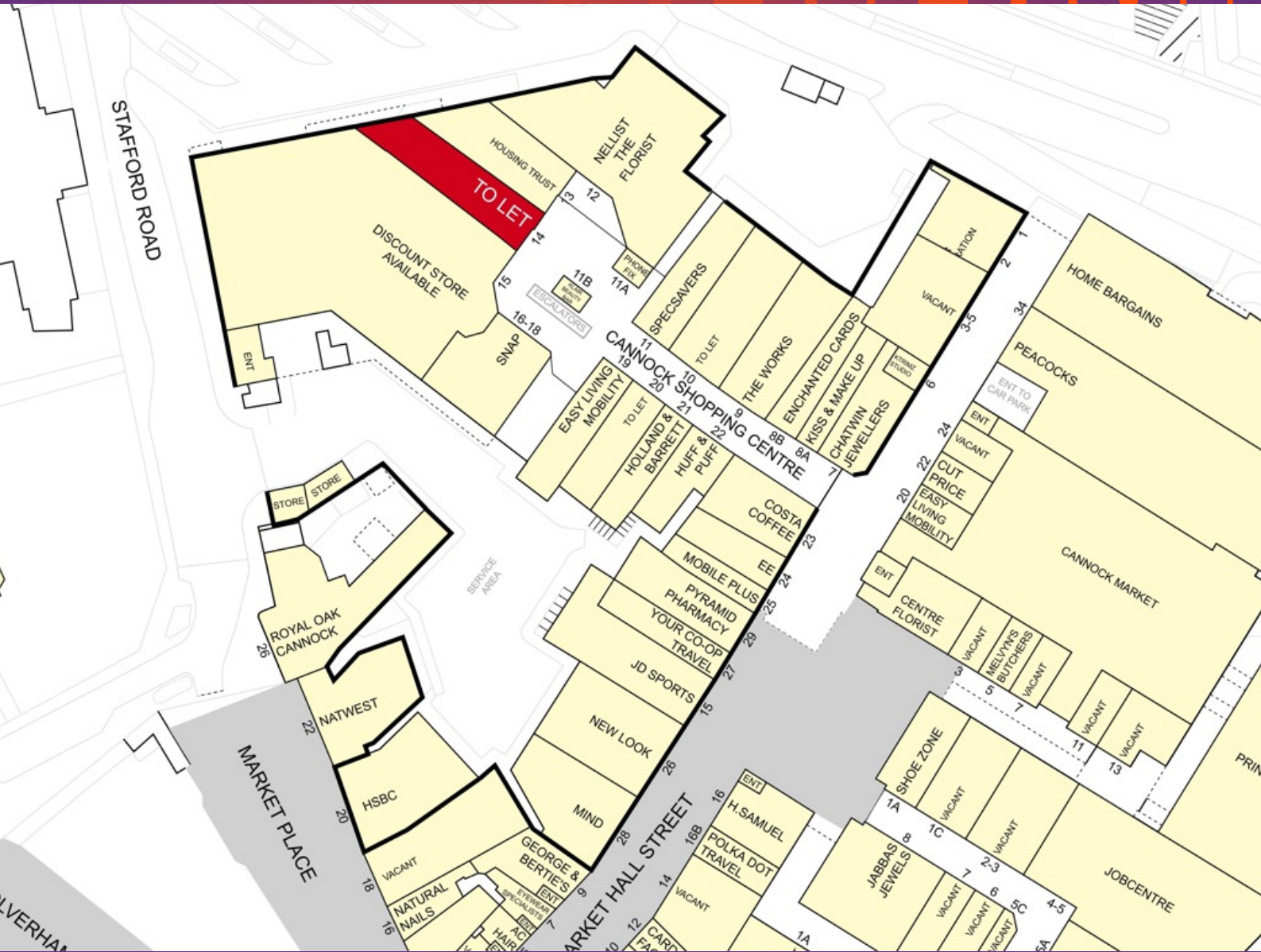
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Creative Retail

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