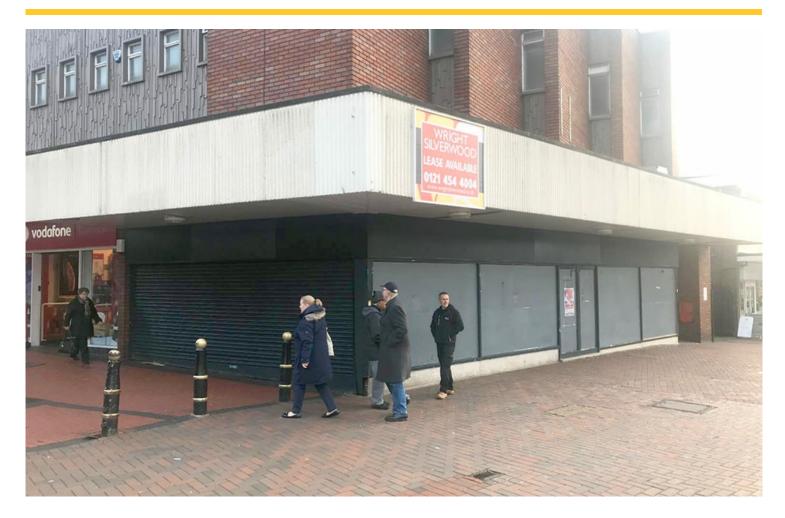
# **SHOP TO LET**

# 2 Market Place, Cannock, Staffordshire, WS11 1EB





**RENT £30,000** PA / £6 PSF



**SIZE 5291** Sq Ft / **491.5** SQM



FLOOR(S) Ground & 1st



**AVAILABLE** 22/03/2024



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- Prominent corner position
- Prime location
- **Excellent passing trade**
- Goods lift
- 1st floor storage
- **Ancillary office**
- Cold store
- Loading access at rear

# 2 Market Place, Cannock, Staffordshire, WS11 1EB

#### THE SPACE

The property comprises ground floor retail sales extending to approximately 753 Sq Ft, and ancillary first floor storage and office space amounting to 962 Sq Ft.

## LOCATION

The subject premises are situated within the prime retailing position of Market Hall Street and occupies a prominent position on the corner of Market Hall Street and Market Place.

### **NEARBY**

M 15 Bars / Pubs

5 Accountants

10 Cafes

Parking Places

4 Gyms

£ 10 ATMs

6 Banks

3 Meal Deliveries

2 Post Offices

11 20+ Restaurants

#### Cannock West Midlands Trains

#### USE

A1 - Shop.

#### **LEASE**

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

#### **DEPOSIT**

Three month rent deposit which accrues interest and returned to the tenant at expiry of the term.

#### SERVICE CHARGE

To be advised.

#### **BUSINESS RATES**

The rateable value appears to be £22,750. This is NOT the amount due. Applicants are advised make their own inquiries to the local authority to determine the exact amount payable.

#### **BUILDINGS INSURANCE**

£700.93 per annum.

#### **FEES**

There are no additional fees associated with this letting.

# VAT

This property is subject to VAT.

# **LEGAL COSTS**

Each party to bear their own legal costs in this transaction.

### FP(

**■** 100 : This property



