

# 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



## CONTACT

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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

- |  |   |
|--|---|
|  15 Bars / Pubs   |  10 ATMs           |
|  5 Accountants    |  6 Banks           |
|  10 Cafes         |  3 Meal Deliveries |
|  7 Parking Places |  2 Post Offices    |
|  4 Gyms           |  20+ Restaurants   |



### 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.

### EPC

**D** (76 - 100)

 100 : This property

These details were updated on 08/02/2024