

# RETAIL CANNOCK

1 Market Place



## SHOP TO LET

### LOCATION

The property occupies a prominent position on marketplace within the centre of Cannock. The property benefits from frontages to both Market Place and Avon Road. Nearby multiple retailers include Nationwide Building Society, Lloyds Bank, Iceland and Poundland amongst others.

### LEASE

The premises are currently held on an existing full repairing and insuring lease expiring 24 March 2023. The lease is available by way of assignment or sub-letting on terms to be agreed.

### RENT

£44,250 per annum.

### LEGAL COSTS

Each party to be responsible for their own legal costs.

### ACCOMMODATION

The premises comprise a two-storey retail unit arranged over ground and first floors.

Ground Floor	2,709 sq ft	251.6 sq m
First Floor	1,970 sq ft	183.02 sq m

### BUSINESS RATES & SERVICE CHARGE

Rateable Value	£44,000
Rates Payable (2019/20)	£21,956

This information is for guidance only. Interested parties are advised to verify figures with the local authority.

### VIEWING

For further information or to arrange a viewing, please contact:

#### BWD

Richard Bidwell

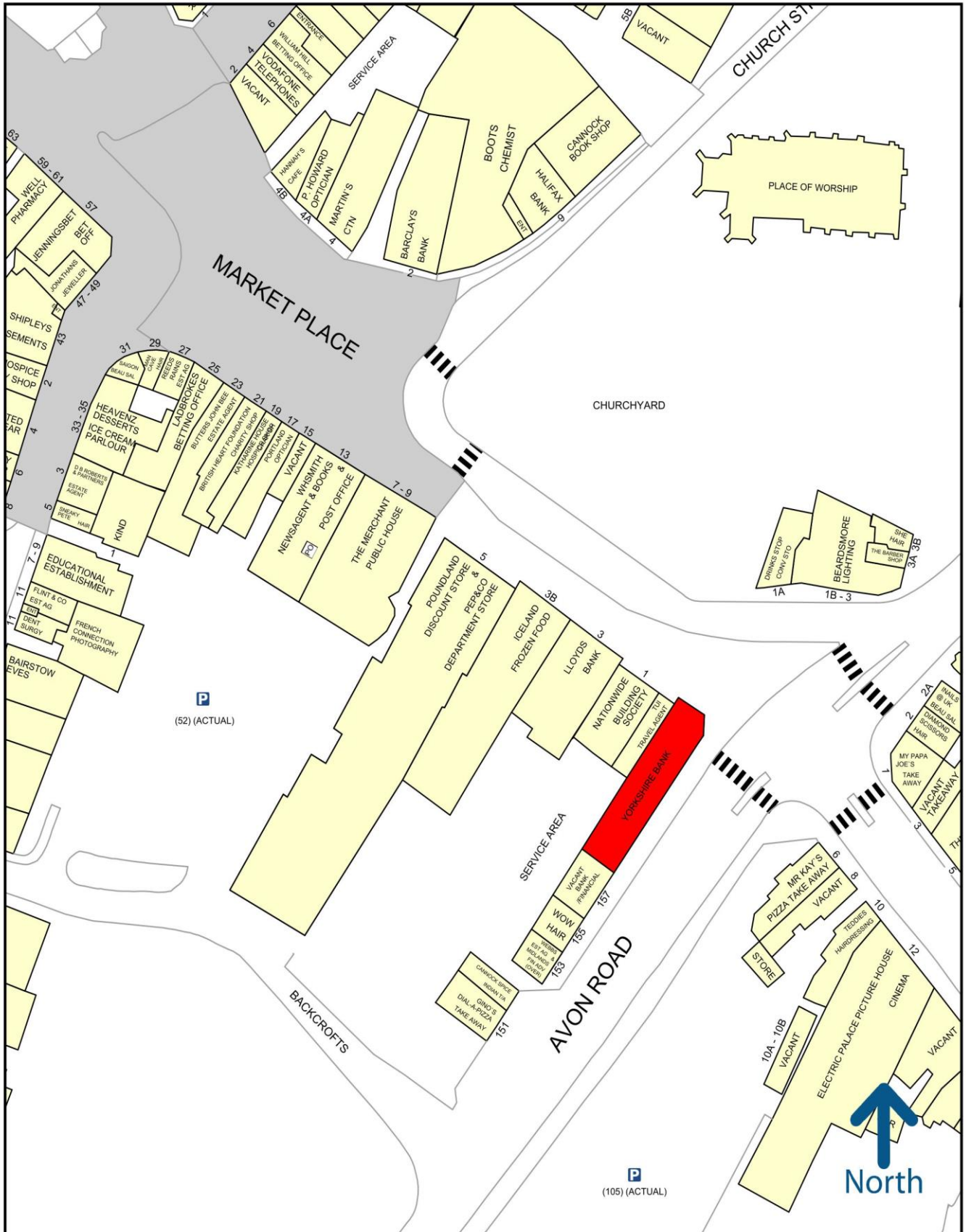
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50 metres

Experian Goad Plan Created: 02/09/2020  
Created By: Bidwell Webber De Pons Ltd



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