

**\*\*PRIME PITCH\*\***

**SUBJECT TO VACANT POSSESSION**

# SHOP TO LET

25 Market Hall Street  
Cannock  
WS11 1EB



## 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's principal retail offer is centered around Market Hall Street and Cannock Shopping Centre. The property is located on prime Market Hall Street adjacent **EE** and **Pyramid Pharmacy** near to **Costa Coffee**, **Home Bargains** and **Peacocks** where other retailers in the close vicinity include **Savers**, **JD Sports**, **H Samuel**, **Co-Op Travel**, **Specsavers**, **Bodycare**, **Poundstretcher** and **Holland & Barrett**.

The subject property 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 a CPO has already been launched. 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.

## ACCOMODATION

The premises comprise of the following approximate floor areas:

<b>Ground Floor:</b>	83.52 sq. m	899 sq. ft
<b>First Floor:</b>	37.90 sq. m	408 sq. ft

## 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

**£22,500 + VAT** per annum

## SERVICE CHARGE

**£6,873.37 + VAT** (current year)

## INSURANCE

**£483.40 + VAT** (current year)

## EPC

C54. Certificate available upon request.

## BUSINESS RATES

Rateable Value (2023) - **£21,250**

Qualifying businesses can benefit from up to 40% rates relief. Interested parties should make their own enquiries with the Local Billing Authority to understand how much relief they can claim.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## VIEWINGS

Strictly by appointment with the Sole Agents.

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

0121 400 0407

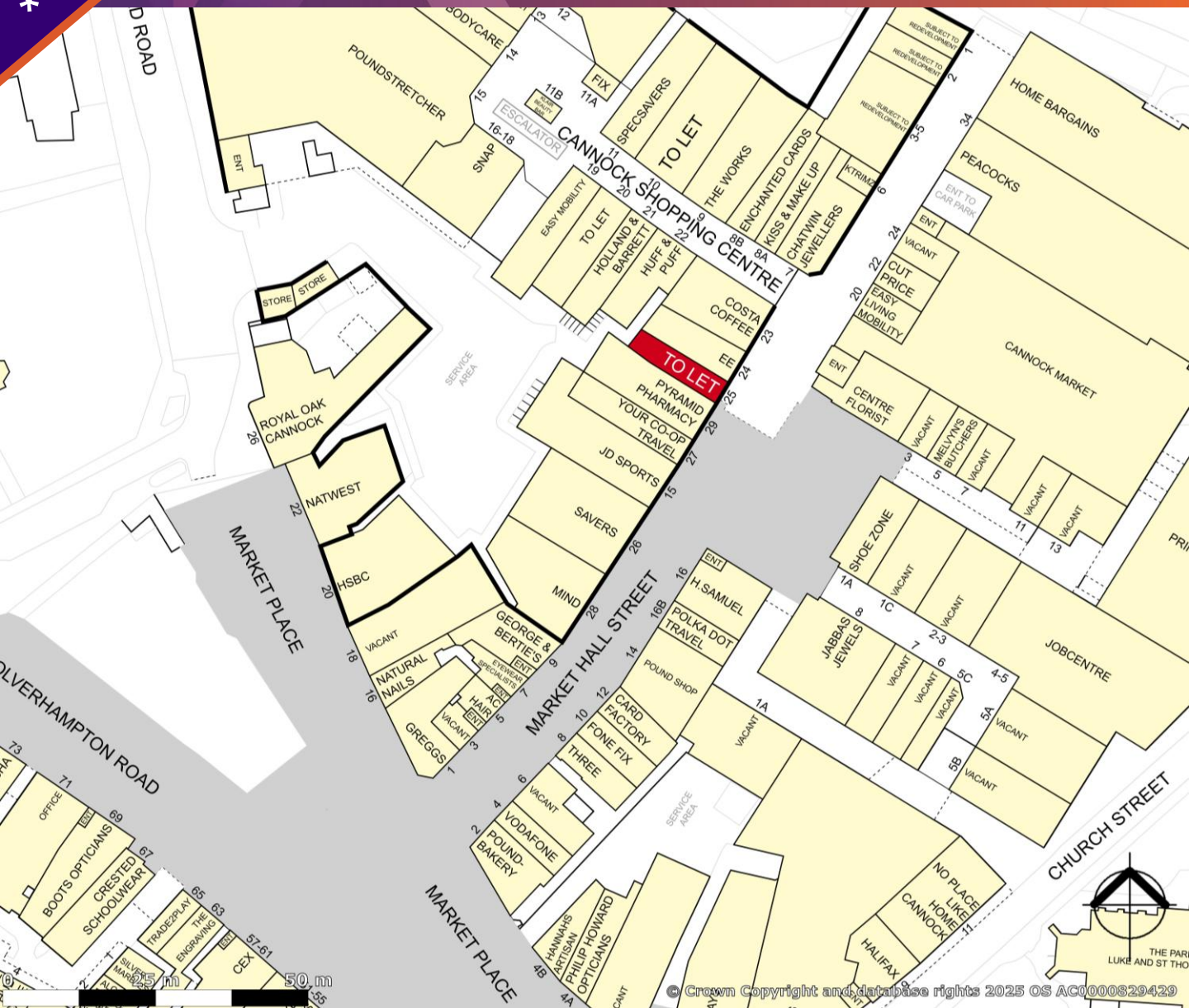
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