



Trade Counter / Retail Premises, The Graduation Centre, Walsall Road, Cannock, Staffs, WS11 0JF

- Last Two Units Remaining from 2,300 sq ft (213.7 sq m) up to 5,600 sq ft (520.3 sq m)
- Ample Car Parking to the front
- Prominent Roadside position on A34
- EPC Rating: B-32 (2E), B-48 (remaining units)



Printcode: 20240401

Trade Counter / Retail Premises

The Graduation Centre, Walsall Road, Cannock

LOCATION

The property is prominently located at the junction of Walsall Road (A34) and Progress Drive being approximately 3/4 of a mile south of Cannock town centre and 1/2 a mile north of Junction T7 of the M6 Toll Road. Central Birmingham is 16 miles south east and Stafford is approximately 9 miles to the north west.

DESCRIPTION

The property, which was constructed in 2002, and has been refurbished to provide individual trade/retail units.

The units are serviced from the rear and may be tailored to meet individuals personal requirements. They include glazed entrances and forecourt parking.

ACCOMMODATION

All measurements are approximate:

UNIT	SQ FT	SQ M
2A	3,300	306.6
2B	2,300	213.7
2C	2,500	232.3 UNDER OFFER
2D	800	74.3 UNDER OFFER
2E	2,400	223.0 UNDER OFFER

RENT

The commencing rent is from £12.50 psf pax plus VAT

VAT

The landlord has elected to charge VAT on the above figures as appropriate.

LEASE

The property is offered on a new 10 year lease subject to a rent review at the expiration of the 5th year of the term.

TERMS

Full repairing and insuring basis.

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

Messrs. Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein (whether in the text, plans or photographs etc.) is given in good faith but without responsibility and is believed to be correct. Any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Messrs. Andrew Dixon & Company, has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 – office measurements can be made available by request.

PROPERTY REFERENCE

CA/BP/1975(2)a0424//ELH

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

RATEABLE VALUE

Currently Units 2A-D £47,250 - VOA.
Unit 2E to be reassessed.

RATES PAYABLE

Currently Units 2A-D £23,577.75 - 2024/2025.
Unit 2E to be reassessed.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate C-58.

SERVICE CHARGE

We understand that a service charge is levied for the maintenance and upkeep of common parts and areas.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs in relation to the lease and counterpart lease together with and VAT and stamp duty due thereon.

AVAILABILITY

Fully available.

VIEWING

Strictly by prior appointment with the Agent's Cannock office.



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