

RETAIL / OFFICES (SUBJECT TO PLANNING)



Rear of 31, Wolverhampton Road, Cannock, WS11 1AP

- Suitable for Retail or Offices (Subject to Planning Permission)
- 1,211 sq ft (112.48 sq m)
- 2 Car Parking Spaces
- EPC Rating D-98



Printcode: 20240401

Rear of 31 Wolverhampton Road, Cannock

LOCATION

The premises are situated just off the Wolverhampton Road in Cannock town centre which is approximately 8 miles north of Walsall and 7 miles south of Stafford. It benefits from good road communications with direct access to both junctions 11 & 12 of the M6 motorway and junction T7 of the M6 Toll Road.

DESCRIPTION

The premises comprise a purpose built single storey detached building.

ACCOMMODATION

All measurements are approximate:

The premises extends to approximately 1,211 sq ft (112.48 sq m) to include kitchen, WCs, stores and trading space.

Outside

The premises benefits from 2 designated car parking spaces.

RENT

£14,000 pax no VAT.

VAT

N/A.

LEASE

The property is offered on a FRI lease for a term to be agreed.

TERMS

Full repairing and insuring basis.

SERVICE CHARGE

The landlord reserves the right to make a service charge in relation to maintenance and upkeep of common areas.

LEGAL COSTS

All legal costs incurred in the preparation of the lease and counterpart lease together with any vat and stamp duty due thereon will be the responsibility of the ingoing tenant.

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/2274/a0424/AWH

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

RATEABLE VALUE

£7,000 - 2024/2025 - Valuation Office.

RATES PAYABLE

£3,493.00 - 2024/2025.

ENERGY PERFORMANCE CERTIFICATE

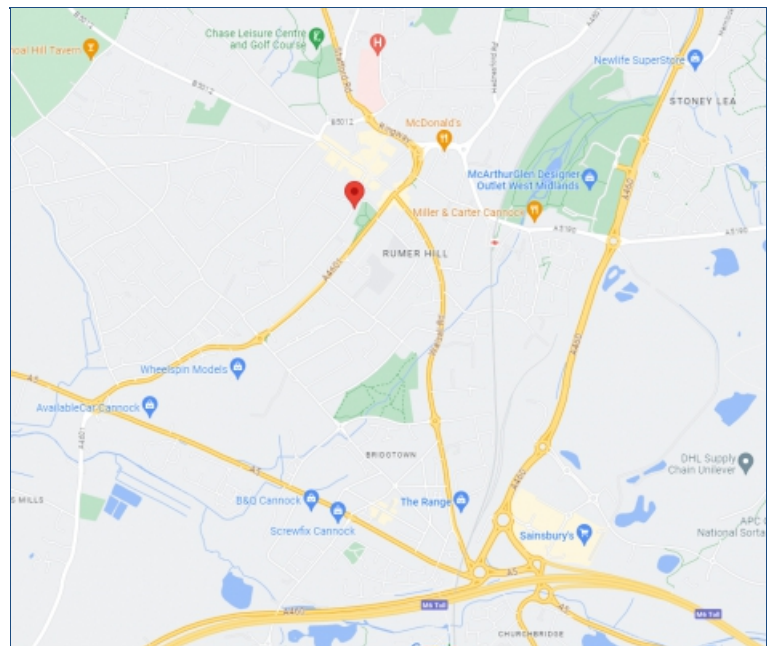
EPC Rating D-98.

AVAILABILITY

Immediate.

VIEWING

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



Tel: 01543 506640

www.adixon.co.uk

The Woodlands
4 Hallcourt Crescent, Cannock
Staffordshire, WS11 0AB
Fax : 01543 506654
Email: enquiries@adixon.co.uk