

Lot 52, 4b Market Place, Cannock, Staffordshire WS11 1DD

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



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Property Information

Freehold Retail Investment

- Let to two individuals trading as Hannah's - an artisan cafe and coffee shop
- Lease expires October 2027 (No breaks)
- Prominent pedestrianised town centre location, close to Cannock Shopping Centre
- Nearby occupiers include Boots the Chemist, Holland & Barrett, Greggs, Costa, JD Sports, JD Wetherspoon and Domino's

Lot	Auction
52	25th September 2024

Rent	Status
£22,000 per Annum Exclusive	Available

Sector	Auction Venue
High Street Retail	Live Streamed Auction

Location

Miles	10 miles south of Stafford, 16 miles north of Birmingham
Roads	A5, A34, A4601, M6 (Junction 11)
Rail	Cannock Railway Station
Air	Birmingham International Airport

Situation

The property is prominently situated on the north side of the pedestrianised Market Place, in the heart of the town centre, close to Cannock Shopping Centre. Nearby occupiers include Boots the Chemist, Holland & Barrett, Greggs, Costa, JD Sports, JD Wetherspoon and Domino's.

Tenure

Freehold.

EPC

Band E

Description

The property comprises a shop arranged on the ground and first floors.

VAT

VAT is applicable to this lot.

Completion Period

Six Week Completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground First	Retail/Ancillary Ancillary	49.73 31.36	(535) (337)	E. ECCLESHALL & R. ROGERS (t/a Hannah's Cafe)	10 years from 21/10/2017 on a full repairing and insuring lease	£22,000
Total		81.09	(872)			£22,000

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2024