Staffordshire WS11 1DD

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)





Freehold Retail Investment

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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

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Auction

52 25th September 2024

Rent

£22,000 per Annum Exclusive Ava

Sector

High Street Retail

Status

Available

Auction Venue

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

DISCLAIME

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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	, ,	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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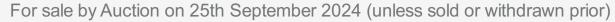
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Contacts

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