



80A Hednesford Road, Heath Hayes, Cannock, Staffs, WS12 3EA

- Fully Let Investment Property
- Current Income £34,000 per annum exclusive
- Overall Gross Internal Area 6,839 sq ft (636.2 sq m)
- Showroom, Trade Counter & Warehouse
- EPC Rating: C-65



Printcode: 2025818

80A Hednesford Road Heath Hayes, Cannock

LOCATION

The property is situated on the main B4154 Hednesford Road in the centre of Heath Hayes close to all its amenities. Heath Hayes itself is situated approximately 3 miles to the east of Cannock and 6 miles to the south of Rugeley. There is good access to the A5 and T7 of the M6 Toll Road, and junctions 11 and 12 of the M6 motorway are approximately 4 and 5 miles away respectively.

DESCRIPTION

The property comprises a fully let showroom/trade counter and associated warehouse and stores. It has allocated car parking within a shared site. The property is let to MPH Merchant Ltd for 10 years from May 2020.

ACCOMMODATION

All measurements are approximate:

Ground Floor

Front showroom area including fitted kitchen, two toilets with WCs and wash hand basins and storeroom - 1,504 sq ft (140 sq m)

Trade counter/stock area - 1,367 sq ft (127 sq m)

Rear warehouse with two roller shutter doors - 2,366 sq ft (220 sq m)

Stores with roller shutter door - 1,158 sq m (108 sq m)

First Floor over the Showroom

Three offices, toilet with WC and wash hand basin - 444 sq ft (41.2 sq m)

Overall Gross Internal Area 6,839 sq ft (636.2 sq m)

Outside

Car parking area for approximately 13 vehicles.

ASKING PRICE

Offers Around £450,000 plus VAT

VAT

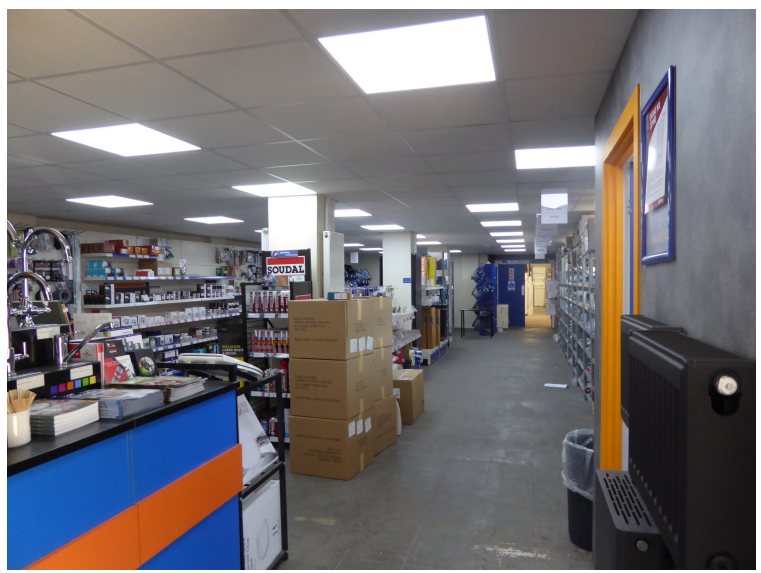
VAT will be payable on the sale price.

FURTHER INFORMATION

The property shares a site with number 74 and the two properties are available to purchase together if required.

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/2459/a0825/KMC

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

RATEABLE VALUE

£9,900 - VOA.

RATES PAYABLE

£4,940.10 - 2025/2026.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate C-65.

LEGAL COSTS

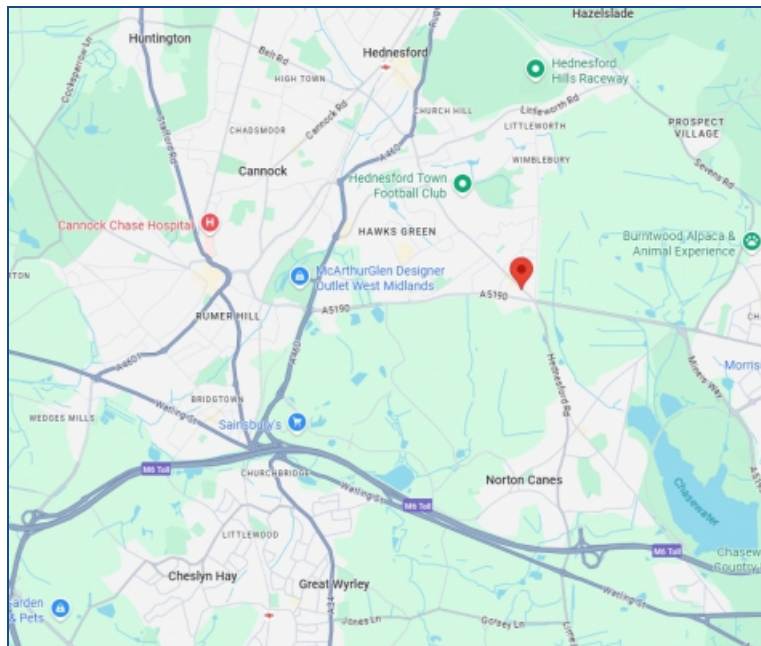
Each party to bear their own legal costs in this matter.

AVAILABILITY

Immediate.

VIEWING

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



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