

SHOP TO LET

Unit 14, Cannock Shopping Centre Cannock, WS11 1WS

FITTED RETAIL OPPORTUNITY



Location

Cannock is located in South Staffordshire 17 miles north of Birmingham and 30 miles south of Stoke-on-Trent. The town benefits from excellent road links with J7 of the M6 Toll being located approximately 1 mile south of town centre and J12 of the M6 approximately 3.5 miles to the West. Cannock has a population of circa 30,000. Cannock Shopping Centre will be ideally located opposite to the brand new £20m redevelopment set to transform the town centre. The redevelopment is fully funded by government levelling up funds and works are well underway. Also, as part of the redevelopment, Market Hall Street will benefit from a new pedestrianised crossing linking it directly to Beecroft Road Car Park, Cannock's principal town centre car park.

Description

The subject property offers an excellent opportunity to trade from a fully fitted retail unit in Cannock Shopping Centre in the heart of Cannock Town Centre. Nearby occupiers include **The Works, Holland & Barrett, Costa Coffee, Mind, JD Sports, Specsavers.** Recent new lettings to **Savers, Enchanted Cards, and Nellist Florists.**

Accommodation

The premises comprise of the following approximate floor areas:

Unit 14	sq m	sq ft
Ground Floor	227.42	2,448

Tenure

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

£15,000 + VAT per annum

Service Charge

£12,873.76 + VAT (current year)

Insurance

£905.41 + VAT (current year)

Business Rates

RV £25,000 (2026). The Landlord has appealed the RV and is open to covering a portion of the rates bill until appeal settlement subject to commercial terms.

Legal Costs

Each party to be responsible for their own legal costs.

EPC

C 57. Certificate available upon request.

Viewings

Strictly by appointment with the sole retained agent Creative Retail on 0121 400 0407.

Unit 14, Cannock Shopping Centre
Cannock, WS11 1WS

[illegible]

III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.

IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

Creative Retail