



SITUATION

Located near to the junction with Church Street, diagonally opposite an **Asda Supermarket** and within close proximity to a variety of multiple retailers including **Yorkshire Bank, Boots, Poundland, Lloyds Bank, Iceland** and **WH Smith**.

Cannock is a popular market town approximately 9 miles south-east of Stafford and 16 miles north-west of Birmingham benefitting from good road links via the A5 and M6 (Junction 11).

PROPERTY

An end of terrace building forming part of this established local parade comprising a **Ground Floor Shop** with internal access to **Offices** at first floor level.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	24'6"
Return Frontage	10'9"
Internal Width	23'1"
Shop Depth	29'2"
Built Depth	33'4"

First Floor Offices

Area	Approx. 540 sq ft
Kitchen, Ladies & Gents WCs	

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **J. Webb as Webbs Estate Agents (having 3 branches)** for a term of 29 years from 5th November 1997 (by way of a Deed of Variation) at a current rent of **£17,500 per annum** exclusive.

Rent Reviews 2021 and 2024

Note: The tenant uses the first floor offices for their Financial Services business.



£17,500 per annum

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

Vendor's Solicitors

Burnetts Solicitors
Tel: 01228 552 222 Ref: Rebecca Davidson
Email: rd@burnetts.co.uk

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page