



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, Tui, 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 benefiting from good road links via the A5 and M6 (Junction 11).

PROPERTY

A mid-terraced building forming part of an established local parade comprising a **Ground Floor Shop** with internal access to **3 Treatment Rooms** and a **Sauna** on the first floor.

ACCOMMODATION

Ground Floor Shop

Gross Frontage 22'9"

Internal Width 22'2"

Shop Depth 29'10"

Built Depth 34'0"

First Floor

3 Treatment Rooms & Sauna

Area Approx. 580 sq ft

Plus Kitchen & 2 WCs

VAT is NOT applicable to this Lot



FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **S. Randall as a Hairdressers & Beauty Salon** for a term of 10 years from 15th August 2019 at a current rent of **£11,500 per annum** exclusive.

Rent Review August 2024

Tenant's Break August 2022

£11,500 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