



13 & 13a, Market Place, Cannock, Staffs, WS11 1BS

- Large Two Storey Historic Building in Cannock Town Centre
- Suitable for a Variety of Uses subject to Planning Permission
- May Consider Splitting
- Adjacent to Poundland, Iceland & Lloyds Bank
- EPC Rating: C-67



Printcode: 20261027

13 & 13a Market Place, Cannock

LOCATION

The property is prominently situated in Market Place in the heart of Cannock town centre. The property was previously occupied by WH Smith and the Post Office and is located adjacent to other national and independent retailers including Poundland, Ladbroskes, Iceland and Lloyds Bank. Cannock itself is situated approximately 10 miles to the south of the county town of Stafford and approximately 9 miles to the north of Walsall.

DESCRIPTION

The property comprises an attractive double fronted historic building with ornate stone facade fronting directly onto the pedestrianised Market Place and having access to a public car park and a small area for private parking and deliveries at the rear. The two storey property is offered as a whole but could be split, subject to negotiation.

ACCOMMODATION

All measurements are approximate:

Ground floor frontage: 36' 10" (11.2m)
Overall depth: 74' 6" (22.7m)

Gross Internal Area: 2,740 sq ft (254.5 sq m)

Rear stock area with goods lift and WC having toilet and wash hand basin.

First Floor

Office 1: 163 sq ft (15.1 sq m)
Office 2: 1,318 sq ft (122 sq m)
Stockroom: 453 sq ft (42 sq m) with lift access
Toilet with WC and wash hand basin
Kitchen: 139 sq ft (12.9 sq m)

Gross Internal Area: 2,073 sq ft (192.6 sq m)

Total Gross Internal Area: 4,813 sq ft (447 sq m)

Outside

Area for deliveries/personal parking.

RENT

£45,000 pax plus VAT

VAT

VAT is applicable.

LEASE

The property is offered on a new lease of a minimum 5 years.

TERMS

Full repairing and insuring basis.

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

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PROPERTY REFERENCE

CA/BP/2552/KMC

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

RATEABLE VALUE

£38,000 - VOA.

RATES PAYABLE

£14,516 - 2026/2027 (small business RHL).

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate C-67.

LEGAL COSTS

All legal costs incurred in the preparation of the lease and counterpart lease together with any vat and stamp duty due thereon will be the responsibility of the incoming tenant.

AVAILABILITY

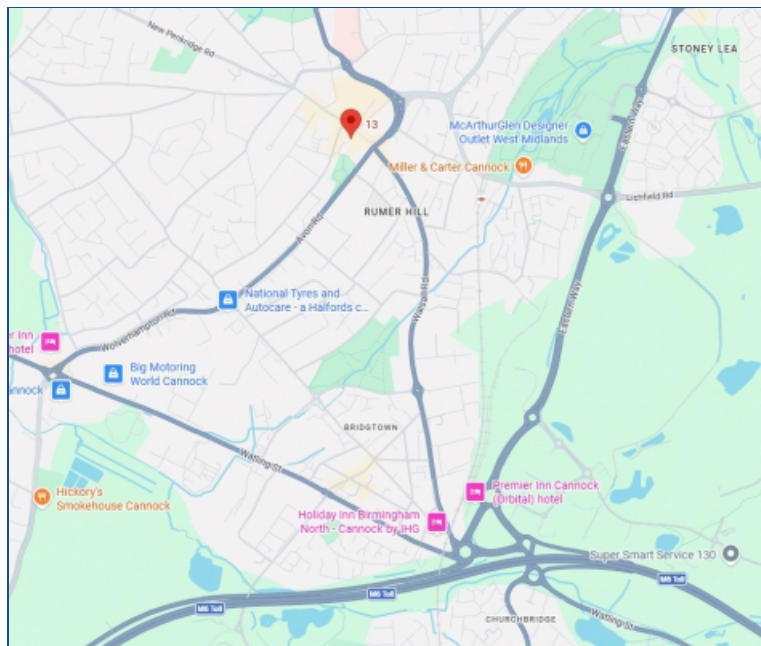
January 2027.

VIEWING

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

FURTHER INFORMATION

A security bond will be required by the Landlord, dependant upon the covenant and terms of the lease.



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