ANDREW DIXON & COMPANY

Chartered Surveyors & Commercial Property Consultants

TO LET

CAR SALES SITE & MAINTENANCE BAY



Rising Brook Hire Garage, Walsall Road
Cannock, Staffs, WS11 0JB

- Car Sales Site with Maintenance Bays
- Total Site Approximately 0.33 Acre (0.13 Hectare)
- Frontage 180ft (55m)
- Main Road Location
- Overall Accommodation 2,300 sq ft (213.7 sq m)
- EPC Awaited

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Rising Brook Hire Garage
Walsall Road, Cannock



LOCATION
The property is prominently situated on the main A34 Walsall Road, approximately 0.5 mile south east of Cannock town centre and all its amenities. Access to T7 of the M6 Toll Road and the A5 at Churchbridge is 0.5 miles to the south. Access to the M6 motorway at junctions 11 and 12 are approximately 2 and 3 miles away respectively.

DESCRIPTION
The property comprises a site extending to approximately 0.33 of an acre (0.13 hectare) which has been used for many years as a Car, Van & Motorhome Hire premises with offices and as an MOT and repair garage.

ACCOMMODATION
All measurements are approximate:

- Overall Frontage 180ft (55m)
- Reception with office and toilet off
- Kitchen area
- Separate toilet with wc and wash hand basin
- Further office, inner corridor

GIA 668 sq ft (62 sq m)

- Maintenance Bay 1,150 sq ft (106.8 sq m)
- MOT Bay 486 sq ft (45.2 sq m)
- Rear yard and forecourt display and parking approximately 0.25 acre (0.1 hectare)

Total Site Area Approximately 0.33 acre (0.13 hectare)

RENT
Offers around £45,000 pax No VAT

VAT
No VAT.

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

TERMS
Full repairing and insuring basis.

FURTHER INFORMATION
A security bond will be taken by the landlord and held throughout the term.

PROPERTY REFERENCE
CA/BP/2554/KMC

LOCAL AUTHORITY
Cannock Chase Council Tel: 01543 462621.

RATEABLE VALUE
£14,000 - VOA.

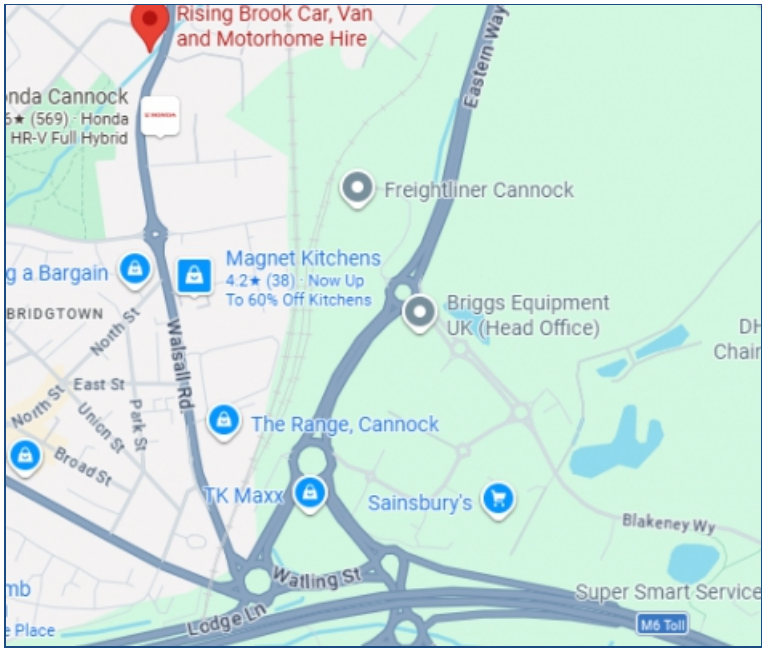
RATES PAYABLE
£6,048 - 2026/2027 (small business (Non-RHL).

ENERGY PERFORMANCE CERTIFICATE
Energy Performance Certificate awaited.

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 ingoing tenant.

AVAILABILITY
January, 2027.

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



MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991
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