

ANDREW DIXON & COMPANY

Chartered Surveyors & Commercial Property Consultants

TO LET

RETAIL



45 Market Street, Hednesford, Staffs, WS12 1AY

- Ground Floor Retail Shop
- Approximately 1,272 sq ft (118.1 sq m)
- Cellar Storage
- EPC Awaited



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4 Hallcourt Crescent, Cannock
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45 Market Street, Hednesford

LOCATION

The premises are located on Market Street in Hednesford approximately 2 miles from Cannock town centre on an established retail street.

DESCRIPTION

The property comprises a retail unit on the ground floor with cellar storage below.

ACCOMMODATION

All measurements are approximate:

Ground Floor Retail approx 1,021 sq ft (94.8 sq m)

Cellar Storage approx 251 sq ft (23.3 sq m)

Overall Space Approximatley 1,272 sq ft (118.1 sq m)

There are wc facilities located within the unit

RENT

£12.,000 pax

VAT

The landlord reserves the right to charge VAT on the above figures as appropriate.

LEASE

The property is offered on a new internal repairing and insuring lease subject to a 3 year rent review pattern.

TERMS

Internal repairing and insuring basis.



PROPERTY REFERENCE

CA/BP/2003/AWH

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

RATEABLE VALUE

£9,400 - Valuation Office.

RATES PAYABLE

£4,615.40 - 2019/2020.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate awaited.

SERVICE CHARGE

The landlord reserve the right to levy a service charge to cover the costs of maintenance and upkeep of common areas.

LEGAL COSTS

Each party to bear their own legal costs in this matter.

AVAILABILITY

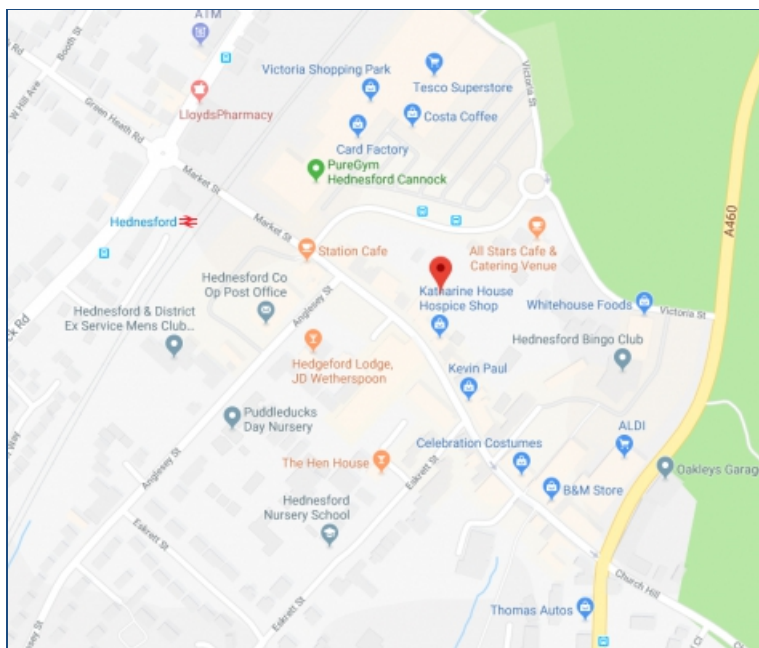
Immediate.

VIEWING

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

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

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