

MODERN RETAIL WAREHOUSE



Walsall Road, Bridgtown, Cannock, Staffs, WS11 0JJ

- Adjacent to the Range's new outlet (c.55,000 sq ft)
- Suitable for a number of Alternative Uses Subject to Planning
- Excellent Road Communications
- EPC Rated C-59



Printcode: 2017426

Walsall Road Bridgtown, Cannock

LOCATION

The premises are located on Walsall Road being adjacent to The Range's new outlet (c.55,000 sq ft) in a well established commercial area being next to junction T7 of the M6 Toll Road and directly opposite the Holiday Inn Hotel. The property has good motorway links with direct access to junction 11 of the M6 motorway approximately 2 miles distant.

DESCRIPTION

The premises provide a modern retail warehouse facility being of steel portal framed design with metal plastic coated sheeting to the elevations and roof with the latter incorporating 10% translucent light panels. There is an existing mezzanine over a large proportion of the unit. The minimum eaves height is approximately 5.5m.

ACCOMMODATION

All measurements are approximate:

Retail Warehouse **7,028 sq ft (653 sq m)**
(Excludes mezzanine which provides a similar area above).

RENT

£65,000 pax plus VAT.

VAT

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

LEASE

A new 10 year lease subject to a Rent Review at the expiration of the 5th year of the term.

TERMS

Full repairing and insuring basis.

PLANNING

Under Planning Permission (CH/99/0373) the property may not be used for any purpose within use Class A1 of the Town & Country Planning Use Classes Order 1995 other than for the retail sale of furniture, carpets & electrical goods.

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

Messrs. Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that : (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein (whether in the text, plans or photographs etc.) is given in good faith but without responsibility and is believed to be correct. Any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Messrs. Andrew Dixon & Company, has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.



PROPERTY REFERENCE

CABP/1717/a0417/ELH

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

RATEABLE VALUE

To be reassessed.

RATES PAYABLE

To be reassessed.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate C-59.

LEGAL COSTS

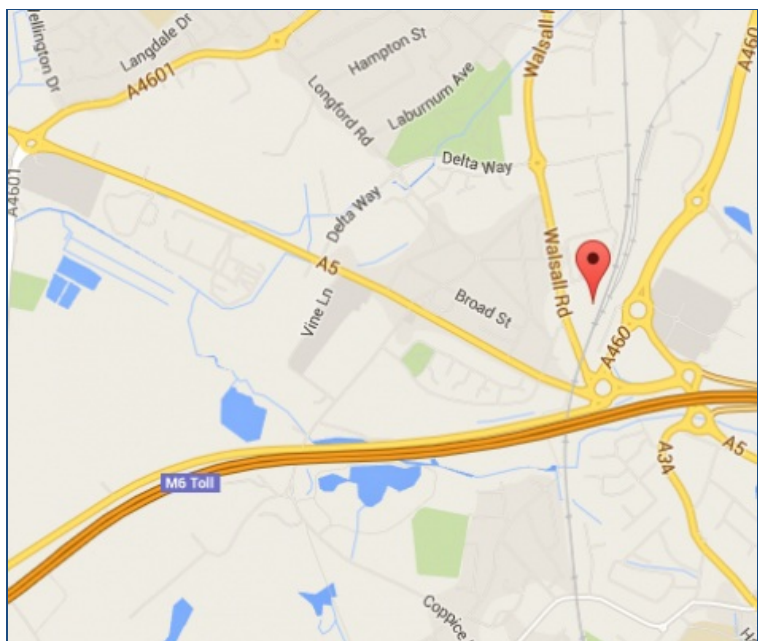
All legal costs incurred in the preparation of the lease and counterpart lease together with any vat and stamp duty due thereon will be the responsibility of the ingoing tenant.

AVAILABILITY

Immediate.

VIEWING

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



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4 Hallcourt Crescent, Cannock
Staffordshire, WS11 0AB
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Email: enquiries@adixon.co.uk



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