



## 22 - 26, Market Street, Hednesford, Staffs, WS12 1AF

- Retail Unit Approx 9,343.50 sq ft (868 sq m) Total
- Ground Floor Retail Area Approx 8,730 sq ft (811 sq m)
- Prominently Located on Market Street
- Customer Car Parking
- EPC Rating C-65



Printcode: 20220324

# 22 - 26

## Market Street, Hednesford

### LOCATION

The property is situated at the bottom of Market Street in Hednesford. Market Street has a variety of local retailers and larger retailers to include Aldi, Wetherspoons, Co-op, Tesco & Costa Coffee. The bus station and train station is a 5 minute walk. Cannock town centre & Rugeley town centre are 2 & 5 miles distant respectively. Eastern Way is approximately 1 mile distant which in turn leads to the A5 & T7 of the M6 Toll Road at Churchbridge.

### DESCRIPTION

The property comprises a ground floor retail area and first floor storage. There is a customer car park to the rear of the property and there is some parking along Market Street.

### ACCOMMODATION

All measurements are approximate:

	SQ FT	SQ M
Ground Floor Retail	8,730	(811)
First Floor Storage	613.5	( 57)
<b>Total</b>	<b>9,343.5</b>	<b>(868)</b>

### RENT

£92,304 pax plus VAT

### VAT

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

### LEASE

The property is available on a lease due to expire on 21st January, 2028.

### TERMS

Full repairing and insuring basis.

#### 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

CA/BP/2033/a0322/ELH

### LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

### RATEABLE VALUE

£39,250 - Valuation Office.

### RATES PAYABLE

£19,585.75 - 2022/2023.

### ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate C-65.

### SERVICE CHARGE

We understand that a service charge is levied for the maintenance and upkeep of common parts and areas.

### 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 or via our Joint Agent Burns Property Consultants Tel: 01704 834836.



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