



First Floor Offices, 69 Market Place  
Cannock, WS11 1BP

£18,500 Per Annum

2159.00 sq ft



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### Description

69 Market Place occupies a prominent position in the centre of Cannock. Accessed via a doorway with, a staircase leading up to a landing area off which is a reception, twelve individual office suites, a kitchen/staff room and WCs.

Parking is available to the rear of the property on High Green Court. The car park is pay and display (for customers/clients) but there is an option to have 4 designated staff spaces.

### Location

The property is located on Market Place in Cannock Town Centre. Sat Nav users should use postcode: WS11 1BP

If Parking, we recommend you use postcode WS11 1GR and park on the pay and display car park close to the property.

### Accommodation

Office/Reception: 225 Sq ft (20.90 Sq m)

Office: 258 Sq ft (23.97 Sq m)

Office: 109 Sq ft (10.13 Sq m)

Store: 85 Sq ft (7.90 Sq m)

Office: 161 Sq ft (14.96 Sq m)

Office: 135 Sq ft (12.54 Sq m)

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Office: 155 Sq ft (14.40 Sq m)

Office: 128 Sq ft (11.89 Sq m)

Office: 155 Sq ft (14.40 Sq m)

Kitchen/Staff Room: 150 Sq ft (13.94 Sq m)

Office: 102 Sq ft (9.48 Sq m)

Office: 81 Sq ft (7.52 Sq m)

Office: 198 Sq ft (18.39 Sq m)

Office: 75 Sq ft (6.97 Sq m)

Total NIA: 2,159 Sq ft (200.57 Sq m)

### Services

All mains services are available subject to any reconnection which may be necessary.

### Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

## Rating

The VOA website advises the rateable value for 2026/27 is £19,000. The standard non-domestic business rates multiplier is 55.5p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for up to 100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

## Tenure

Quoting rent: £18,500 per annum for the whole or £9,250 per annum for half. Rent is plus VAT.  
Leasehold - on new terms to be agreed for a preferred minimum term of 3 years or more.

## Credit Check

On agreed terms the ingoing tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

## Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee.

## EPC

Energy Performance Certificate number and rating is B-37

## Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the letting of the property.

## Viewing

Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ. Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

## VAT

VAT is applicable to this property.

Please enquire with the agent if vat is applicable or not on this premises.



Road Map



Hybrid Map



Terrain Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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