



Unit 1 High Green Court

Newhall Street, Cannock, WS11 1GR

£4,500 Per Annum



338.00 sq ft

Unit 1 is a prime shop unit located in the centre of Cannock, being perfectly sized for the likes of a hair/beauty salon, phone shop etc. High Green Court is a shopping centre with direct access from the High Street in the centre of Cannock. A retail and leisure destination with shops, bars and restaurants below 24+ flats, the location is ideal for businesses big and small with on-site car park for 70+ vehicles.



Description

A ground floor retail unit occupying a prominent position on the main thoroughfare between High Green and High Green Court.

High Green Court is a shopping centre with direct access from High Green (the High Street) in the centre of Cannock. A retail and leisure destination with shops, bars and restaurants below 24 flats (soon to be expanded), the location is ideal for businesses big and small. On site Car Park for 70+ vehicles

Location

The property is located between High Green and High Green Court Shopping Centre in Cannock Town Centre. Sat Nav users should use postcode: WS11 1GR and park on the pay and display car park at the rear.

Accommodation

NIA: 338 Sq ft (31.40 Sq m)

Comprising: Retail Area, Store/Staff room and WC

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

*** ZERO RATES APPLICABLE ***

The VOA website advises the rateable value for 2025/26 is £4,350. 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

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.

Legal Costs

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

VAT

VAT is applicable to this 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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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