



Shop 3B Icon House, Mill Street

Cannock, WS11 0DL

£6,250 Per Annum

269.00 sq ft



Highly prominent shop premises situated in Cannock town centre and visible from the junction where there A34 meets the A4601. Car Parking (short term) is available on Morrisons which is a short walk away whilst nearby traders include Iceland and Poundland. Previously a Hair Salon, would suit similar use or other options.



Location

The property is located at the lower end of Church Street, visible from Mill Street/A4601 and the A34 including the busy junction/traffic lights. Parking is available nearby and we would recommend that viewers park on Morrisons whilst undertaking viewings.

Accommodation

Sales Area: 338 Sq ft (31.4 Sq m)

Kitchenette: 15 Sq ft (1.43 Sq m)

Total NIA: 269 Sq ft (24.96 Sq m)

WCs plus additional kitchen, shared with other Tenants

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 2024/25 is £4,400 The standard non-domestic business rates multiplier is 54.6p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for upto 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 term of 5 years on a Tenants Internal Repairing and Insuring basis. incorporating a Service Charge. The Landlord may consider a 3 year Tenants Break Option.

Service Charge

There will be a service charge which will be apportioned on a square foot basis and charged quarterly by the Landlord.

The proportion due for the first year is discounted, being £1,500 with a cap in years two and three of £2,000 and £2,500 respectively.

Credit Check

On agreed terms the incoming 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 - Letting

The incoming tenant is responsible for the landlord's legal costs in connection with the preparation of the lease at a cost of £395+VAT.

VAT

We have been advised Vat IS applicable to this property.

EPC

Energy Performance Certificate number and rating is TBC

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.

