

butters john bee^{bjb} commercial



21 Market Place, Cannock, WS11 1BS

1541.00 sq ft



£19,500 Per Annum



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Description

A ground and first floor prime shop unit providing prominent retail accommodation within Cannock Town Centre. The property has a glazed display window and door to the front with entrance door. To the rear of the premises is WC with rear access onto a shared car park. The first floor is currently utilised as storage space but would lend itself as additional retail/showroom space.

Location

The property is located in Cannock within a pedestrianised area of the town centre. Nearby traders include Butters John Bee Estate Agents, The Post Office, Poundland and TJ Jones.

Accommodation

Ground Floor Sales 746 Sq ft (69.30 Sq m)

Ground Floor Staff WC

First Floor Stores 795 Sq ft (73.86 Sq m)

TOTAL NIA: 1541 Sq ft (143.16 Sq m)

Planning

The property is currently trading as charity which falls under use class E (Formerly A1).

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 from the 1st April 2026 is £14,500

The standard non-domestic business rates multiplier is 48.0 p. The small business multiplier is 43.2 p 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.

Services

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

Tenure - Leasehold

Leasehold - on a new full repairing and insuring lease with terms to be agreed.

Legal Costs - Letting

The incoming tenant is responsible for the landlord's legal costs in connection with the preparation of the lease.

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.

EPC

Energy Performance Certificate number and rating is E (117).

VAT

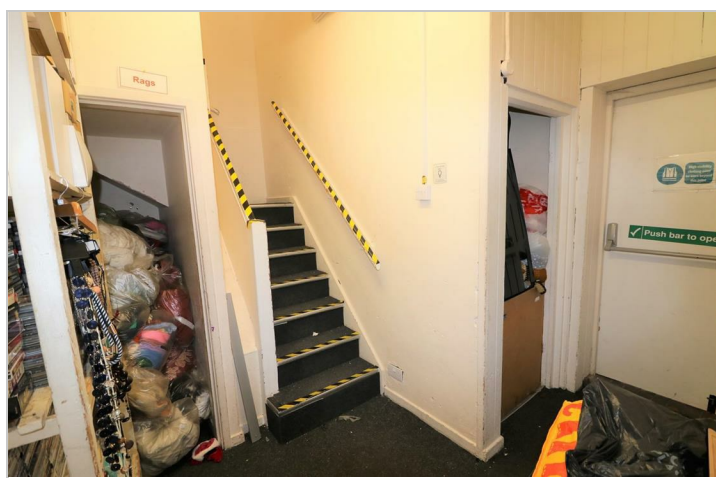
VAT is to be confirmed.

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

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.



Road Map



Hybrid Map



Terrain Map



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