



## Shop 2 71 High Green

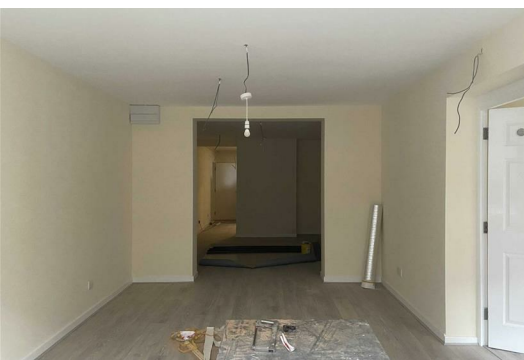
High Green Court, Cannock, WS11 1GR

£8,500 Per Annum



700.00 sq ft

Ground Floor Shop premises in the heart of Cannock. Situated within High Green Court, 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. The location is ideal for businesses big and small with on-site car park for 70+ vehicles





## Description

A newly refurbished ground floor retail unit at High Green Court Shopping Centre in Cannock.

High Green Court is a shopping centre with direct access from High Green (the High Street). A retail and leisure destination with shops, bars and restaurants below 30+ flats, the location is ideal for businesses big and small. On site Car Park for 70+ vehicles

## Location

The property is located at 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 close to the property.

## Accommodation

Retail Area: 476 Sq ft

Entrance, WC and Ancillary space

TOTAL NIA: 700 Sq ft (64.90 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 2023/24 is TBC The standard non-domestic business rates multiplier is 51.2p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for upto100% 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

Rent: £8,500 per annum is plus VAT

Leasehold - on new terms to be agreed for a preferred minimum term of 3 years or more.

## Service Charge

A service charge of approximately £1400 per annum will be payable for the ongoing maintenance of common areas e.g. Lighting, car park, security, communal cleaning etc.

## Credit Check

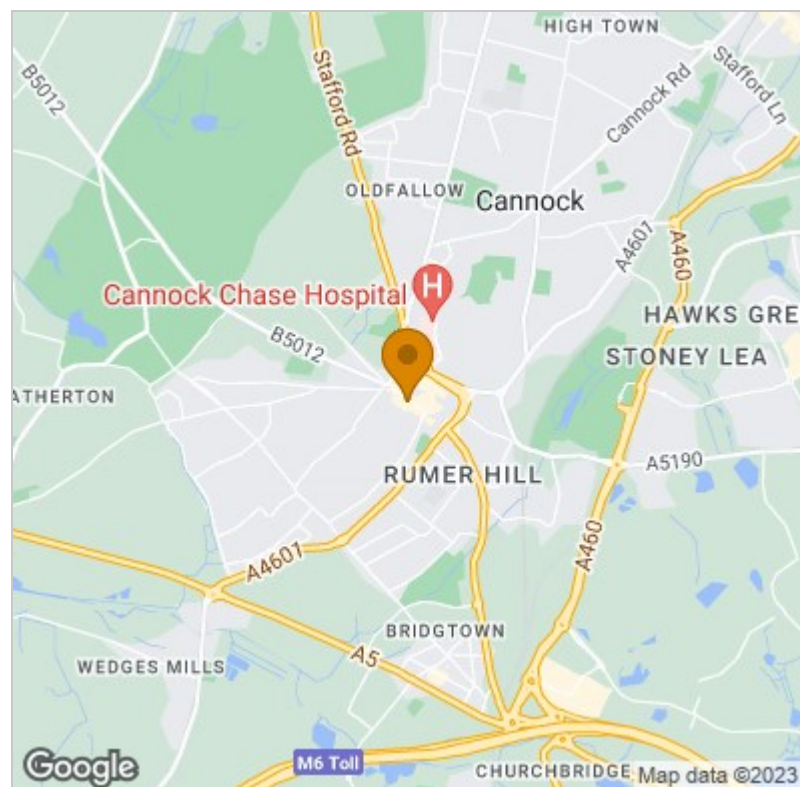
On agreed terms the ingoing tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required 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.

## 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.



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