



## Unit 18 Burntwood Town Shopping Centre

Cannock Road, WS7 1JR

£12,000 Per Annum

887.00 sq ft



Ground & 1st floor premises within a busy shopping centre in Burntwood. The property offers an open plan retail area at ground floor level & additional showroom/storage space on the 1st floor. The shop occupies a prominent position within the shopping centre with access to the car park (Free).

## Description

Ground and first floor shop premises within a busy shopping centre in Burntwood, Staffordshire. The property offers an open plan retail area at ground floor level and additional showroom or storage space on the first floor. The shop occupies a prominent position within the shopping centre with excellent access to the car park (Free).

## Accommodation

Net Frontage: 20.00 Ft

Net retail/Sale Area: 593 Sq Ft (55.09 Sq m)

Upper Retail: 294 Sq Ft (27.31 Sq m)

TOTAL NIA : 887 Sq Ft (82.40 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

\*\*\*\* ZERO BUSINESS RATES ELIGIBLE \*\*\*\*

The VOA website advises the rateable value from the 1st April 2026 is £9,700. 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.

## Tenure

Available by way of a 3 year lease with incentives available subject to status and conditions.

## Rent

£12,000 per annum + VAT

## 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

The Landlord will provide a lease and there will be no legal costs unless the Tenant instructs a solicitor in which event a contribution towards the Landlords Legal Fees will be required as they will need to instruct a solicitor.

## VAT

VAT is applicable and will be added to the rent.

## 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.

## Subject to contract

Misrepresentation Act 1967: These Particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors.

All prices quoted are exclusive of VAT if applicable. Butters John Bee recommends potential purchasers/occupiers seek independent advice with regard to VAT and property.

All areas and dimensions given are approximate only



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.

Tel: 01782 212201 Email: commercial@bjbmail.com www.buttersjohnbee.com