butters john bee bjb
commercial



Unit 10 Burntwood Town Shopping Centre

Cannock Road, WS7 1JR

£12,000 Per Annum

1182.00 sq ft

RICS Regulated by RICS

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.







Description
Ground and first floor shop premises occupying a prominent corner position 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. Excellent location with easy access to the Free car park.

Accommodation
GROUND FLOOR
Sales: 780 Sq ft (72.44 Sq m)
FIRST FLOOR
Store room: 402 Sq ft (37.36 Sq m)

TOTAL NIA: 1,182 Sq ft (109.81 Sq m)

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.

Tenure
The property is available from the 1st January 2027 on terms to be agreed.
£12,000 per annum plus VAT

Legal Costs
Each party is responsible for their own legal costs.

Rating
The VOA website advises the rateable value from the 1st April 2026 is £12,000. 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.

Service Charge and Building Insurance
There is a service charge to cover costs associated with repairs to common areas i.e. Car park, communal lighting and pavements. Annual cost TBC

Annual Building Insurance payable - cost TBC

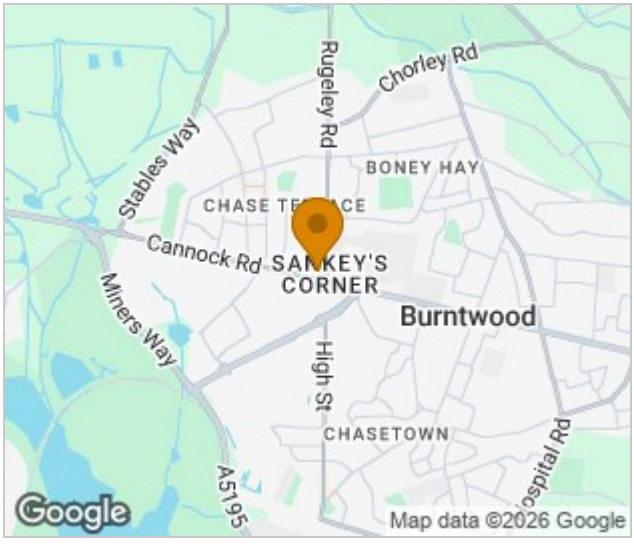
Credit Check
On agreed terms the ingoing tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will 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. Where a property is due to go to auction, all bidders will be required to register prior to auction.

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.

VAT
VAT is to be confirmed.
Please enquire with the agent if vat is applicable or not on this premises.

Photographs
Please note the photographs on this brochure are from 2025.



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.

Suite 1, Albion House Forge Lane, Festival Park, Stoke-on-Trent, Staffordshire, ST1 5RQ
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