



10 Mill Street, Cannock, Staffs, WS11 0DL

- Ground Floor Retail Lock-Up Premises
- 255 sq ft (23.7 sq m)
- Separate Kitchenette & Toilet Facilities
- Prominent Position
- Grade II Listed Building EPC Not Required



Printcode: 20260623

10 Mill Street, Cannock

LOCATION

The property is prominently situated on Mill Street fronting the main ringway on the edge of Cannock town centre and all its amenities. There are good commuter links to the A5 and M6 Toll Road, being approximately 1 miles away, and junctions 11 and 12 of the M6 motorway, being approximately 2.5 and 3.5 miles away respectively.

DESCRIPTION

The property comprises a ground floor lock-up retail premises with separate kitchen area and shared toilet facilities.

ACCOMMODATION

All measurements are approximate:

Main Retail Area

Main frontage 13ft 1in (4m)

Depth 17' 3" (5.3m)

Net Internal Area 225 sq ft (21 sq m)

Shared inner corridor leading to kitchenette 30 sq ft (2.7 sq m)

Disabled/customer toilet and further shared toilet with wc and wash hand basin.

RENT

£7,000 per annum exclusive plus VAT.

VAT

The landlord reserves the right to charge VAT on the above figures as appropriate.

LEASE

A new 5 year lease with an option to break at 3 years.

TERMS

Internal repairing and insuring basis.

FURTHER INFORMATION

A security bond will be taken by the Landlord and held throughout the term.

SERVICE CHARGE

A service charge is levied to cover the cost of insurance, electric and communal repairs etc. This is approximately £60 per calendar month plus VAT.

LEGAL COSTS

All legal costs incurred in the preparation of the lease and counterpart lease together with any vat and stamp duty due thereon will be the responsibility of the incoming tenant.

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PROPERTY REFERENCE

CA/BP/2527/a0726/KMC

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

RATEABLE VALUE

£4,350 - VOA.

RATES PAYABLE

£1,661.70 - 2026/2027 (Small business RHL).

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate exempt - Grade II listed building.

AVAILABILITY

Immediate.

VIEWING

Strictly by prior appointment with the Agent's Cannock office.



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