

TO LET

The Old Post Office,
Stafford Road,
Huntington, Cannock,
WS12 4NU

Retail Unit With Large Car Park

- Busy trading location
- Parking for c20 vehicles
- Next to Co-Op
- GIA - 2,554 sq ft
- Incentives available
- Sui Generis Planning for Car Showroom



TO LET

The Old Post Office,
Stafford Road,
Huntington, Cannock,
WS12 4NU

Retail Unit With Large Car Park



Location

The property is situated in the Huntington district of Cannock, fronts onto the busy Stafford Rd and lies opposite the junction with Colliers Way.

Cannock is a South Staffordshire town that lies 7 miles west of Lichfield, and 7 miles south of Stafford.

Description

The premises comprise of a prominent retail unit with generous glazed frontages, rear storerooms and a large car park to the front.

Accommodation

Address	Sq M	Sq Ft
Sales Area	178	1,916
Rear Storage 1	30.29	326
Rear Storage 2	10.59	114
Staff Room	18.39	198
Total	237.27	2,554

Rent

£37,500 Per Annum

Tenure

The premises are available to let by way of a new fully repairing and insuring leases, terms to be agreed.

VAT

We understand that the premises has not been elected for Vat purposes.

Business Rates

The premises are listed with South Staffordshire District Council and have a Rateable Value of **£20,750**. Business rates payable are **£10,354 pa.**

Legal Costs

Each party to be responsible for their own legal costs.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant. Anti-Money Laundering checks will be carried out on successful applicants.

EPC

The premises have an EPC rating of B(35). The Energy Performance Certificate is available on request.

Viewings

Strictly by appointment with the Sole Retained Agents.

0121 400 0407
creative-retail.co.uk

Creative Retail

TO LET

The Old Post Office,
Stafford Road,
Huntington, Cannock,
WS12 4NU

Retail Unit With Large Car Park

CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

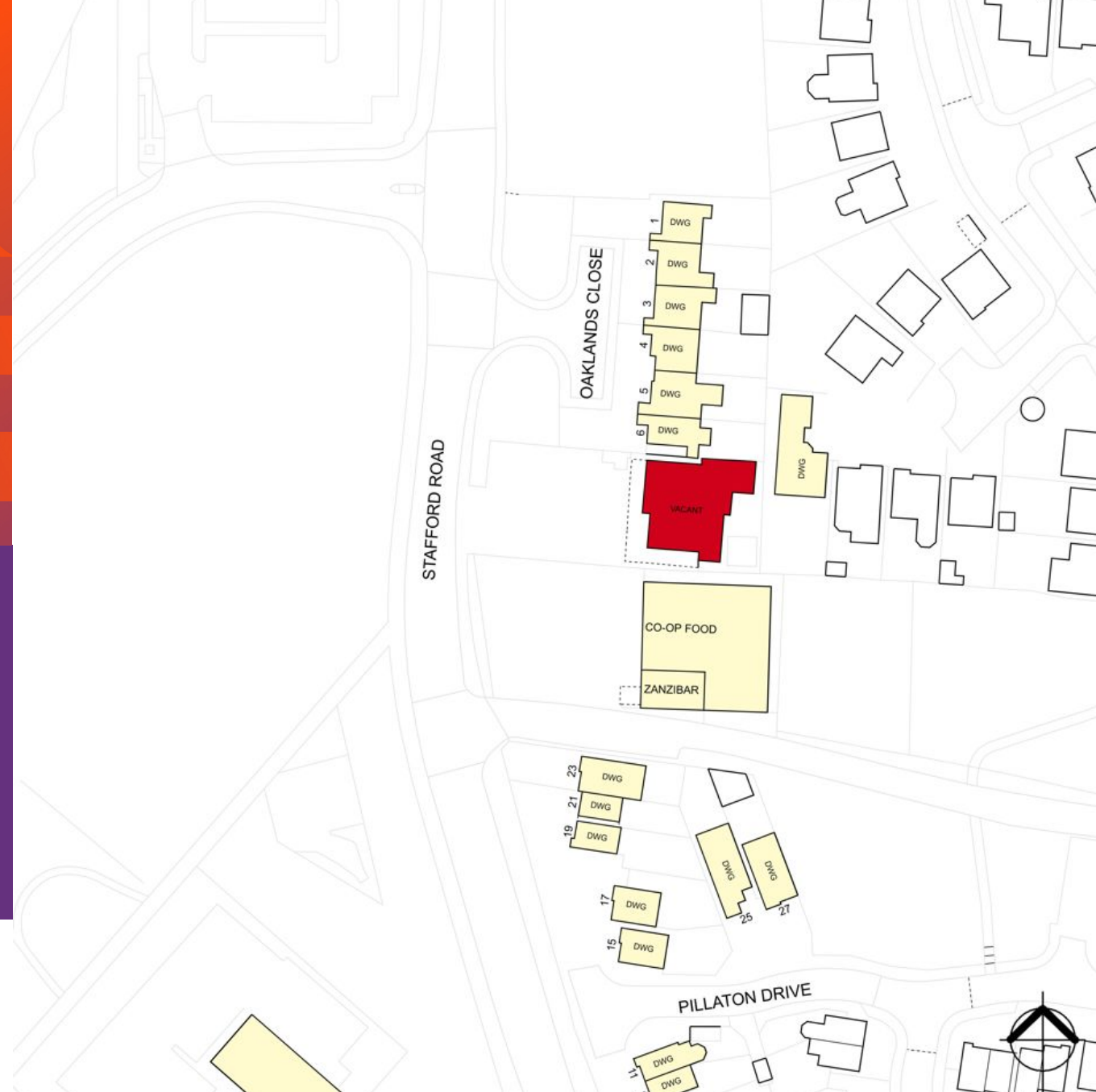
- I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract.
- II. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property Consultants Ltd or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
- IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

For more information, please contact:

George Xydias

george@creative-retail.co.uk

0121 400 0407
creative-retail.co.uk



Creative Retail