



Canalside • 9A Narrowboat Way • Dudley • West Midlands DY2 0XQ

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**TO LET**

**LOCK-UP SHOP**

**31 MARKET PLACE  
CANNOCK  
(Town Centre)  
STAFFORDSHIRE  
WS11 1BS**

**\* Main Retail Area \***

**\* Rent £12,000 p.a. \***

**LOCATION**

The property occupies a prominent position in Market Place, Cannock which is within a short walking distance from the New Shopping Centre and the Central pedestrian area. Public car park within a short walking distance.

## **ACCOMMODATION**

SHOP	380 sq.ft. (35.5 m <sup>2</sup> )
CELLAR	28 ft x 17 ft av. = 380 sq.ft. (35.3 m <sup>2</sup> )
OUTSIDE	Toilet in separate block at rear.

## **SERVICES**

All mains services are connected.

## **LOCAL AUTHORITY**

Cannock Chase District Council.

## **RATES**

Rateable Value: £9,700.

U.B.R. 48.5p in the £ (2009/2010).

## **LEASE TERMS**

A full repairing lease based on a three year review pattern. The Landlord reserves the right to charge V.A.T.

The prospective tenant will be responsible for the Landlord's Legal Costs.

## **VIEWING**

Strictly via the Sole Letting Agents - SELLERS (01384) 456789.