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ROBERTSON  BROWN

LARGE SHOP TO LET



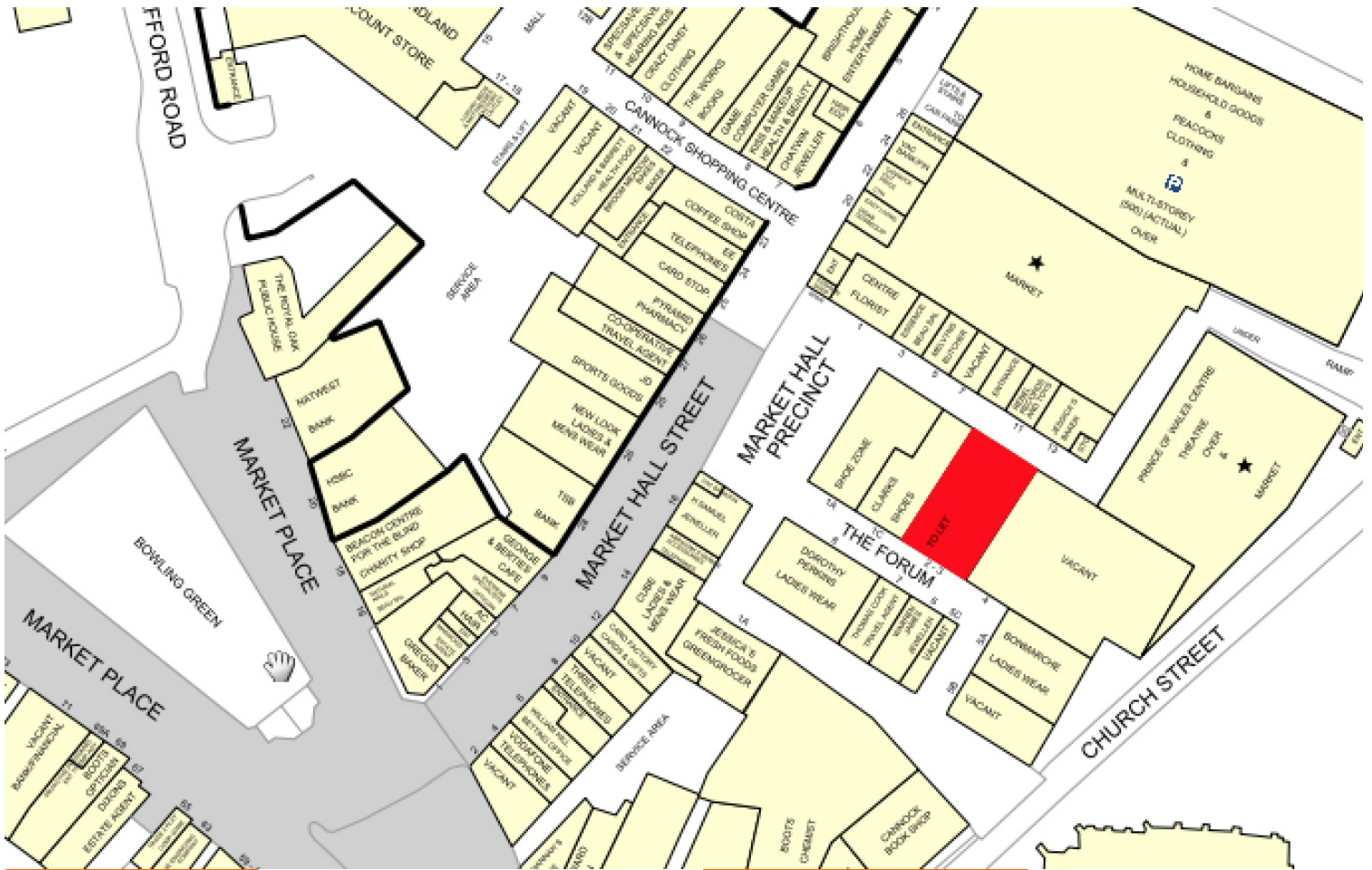
Unit 2-3 The Forum Shopping Centre, Cannock WS11 1EB

FEATURES

- Positioned within a popular busy centre
- Retailers include CLARKS, THOMAS COOK etc
- Rent - Upon application
- Viewing by appointment only

CONTACT

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LOCATION

Cannock is approximately 9 miles south of Stafford, 20 miles north of Birmingham and 8 miles from Walsall. The scheme is situated in the heart of the town centre opposite Cannock Shopping Centre with multiple retailers including SHOE ZONE, CLARKS, THOMAS COOK and BON MARCHE.

TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed. Rent - upon application and exclusive of business rates, service charge and VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

EPC available upon request.

ACCOMMODATION

The property is arranged over ground and first only and offers the following net internal floor areas:

Ground Floor Sales 169.82 sq m (1,828 sq ft)

First Floor: 90.39 sq m (973 sq ft)

RATING INFORMATION

We have been advised by the local rating authority that the current rating assessment is as follows:

Rateable Value: £48,750

Rates Payable (19/20): £23,937

Misrepresentation Act 1967: Whilst all information in these particulars is believed to be correct, neither the agents nor their clients guarantee it's accuracy, nor is it intended to form part of any contract. All areas quoted are approximate.