

INVESTMENT / REDEVELOPMENT OPPORTUNITY



5 Walsall Road, Cannock, Staffs, WS11 0HG

- Prominent Location on the edge of Town Centre
- Current Rental Income of £20,000 pax
- Potential Redevelopment for Retail/Residential subject to planning



Printcode: 20240405

# 5 Walsall Road Cannock, Cannock

## PROPERTY REFERENCE

CABP/2334/ELH

## LOCAL AUTHORITY

Cannock Chase District Council - Tel: 01543 462621.

## RATEABLE VALUE

£17,750 - VOA.

## RATES PAYABLE

£8,857.25 - 2024/2025.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate B-43.

## LEGAL COSTS

Each party is to be responsible for their own legal costs and professional fees.

## AVAILABILITY

Immediate.

## VIEWING

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

## LOCATION

The property occupies a prominent position on the edge of Cannock town centre fronting Walsall Road (A34) being within close proximity of Morrisons, Aldi and Asda supermarkets. Cannock is located approximately 8 miles north of Wolverhampton and 6 miles south of Stafford, benefiting from good road communications being within close proximity of the A5 and M6 Toll Road, as well as junctions 11 and 12 of the M6 motorway.

## DESCRIPTION

The premises presently comprise of a retail bed showroom.

## ACCOMMODATION

All measurements are approximate:

Sales:	4,380 sq ft	(406.9 sq m)
Front Stores:	756 sq ft	(70.2 sq m)
<b>Total:</b>	<b>5,136 sq ft</b>	<b>(477.1 sq m)</b>

## ASKING PRICE

£410,000 plus VAT.

## VAT

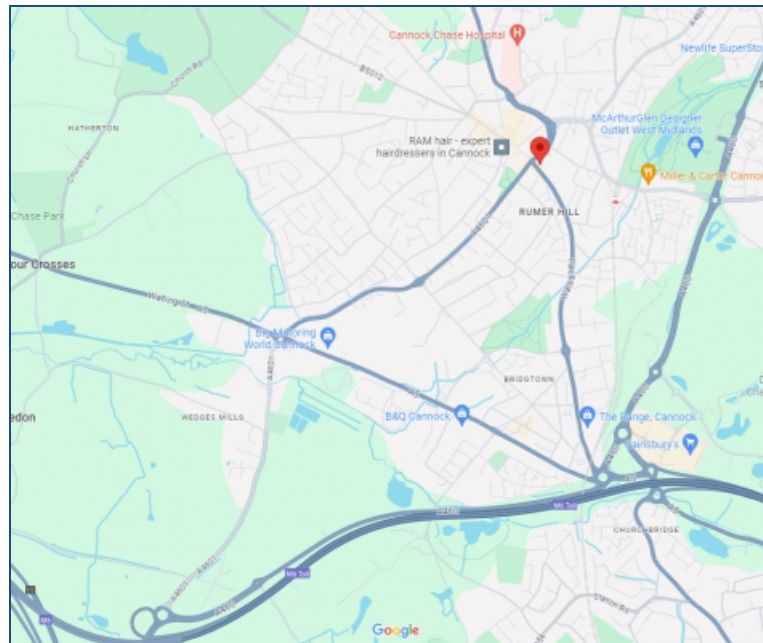
VAT is payable on the sale price.

## TENURE

The property is available to purchase freehold, subject to the occupational lease in favour of **Sleep Assured Limited**, whose lease expires on **31st July 2025** and are currently paying £20,000 per annum exclusive. The lease is contracted outside the security provisions of Part II of the Landlord & Tenant Act 1954 and a copy of the lease is available upon request.

## PLANNING FEASIBILITY

A planning feasibility has been undertaken for the redevelopment to include 2 retail shop units and 2 residential flats on the ground floor and 4 flats on the first floor. Further information is available upon request.



### **MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991**

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