



## Market Hall Street, Cannock, WS11 1EB

**£1,765**

Recently refurbished 18 Market Place, is an amazing location in the heart of Cannock Town Centre. Previously used as a retail unit, this fantastic location and property benefits from high exposure, the iconic site is popular with the local community and benefits from being within walking range to public transport.

## **Discription**

Property description  
Tenure: Leasehold

Full description

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Description -

Recently refurbished 18 Market Place, is an amazing location in the heart of Cannock Town Centre.

Previously used as a retail unit, this fantastic location and property benefits from high exposure, the iconic site is popular with the local community and benefits from being within walking range to public transport.

Currently, the ground and first floor (3024 sq ft) are to let, The First floor offers great views with Cannock right on its doorstep.

This property is also classified for E use (previously A1/2 prior to class use update of 1st September 2020).

The property comprises retail accommodation arranged over the ground and the first floor of a detached, reinforced concrete building. There are no car parking spaces available externally.

Situation -

The property is situated in the well-regarded Cannock Town Centre. The property benefits from being on the connecting round-about which has easy access into Birmingham and is approximately 20 miles away. The property is within walking close distance of secure parking and train station and the town centre.

Services - We understand that mains water gas and electricity are connected.

Viewings - Viewings are strictly by appointment with AE Commercial



VAT- All figures quoted are exclusive of VAT, although we understand VAT is applicable.

Availability - Currently available for lease.

Current Business Rates - Rateable value is £35,000  
Rates are undergoing reassessment.

Agents Notes - We have not inspected nor tested any of the appliances or services and prospective purchasers are advised to make their own enquiries regarding the adequacy and condition of these installations.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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