

FITTED GYM TO LET with on-site Parking

CANNOCK WS11

Unit 2

87 High Green

Cannock

WS11 1BJ

Location

Cannock is a busy market town located between Stafford and Wolverhampton. The property is situated in a prominent trading location in Cannock town centre and forms part of a leisure block.

The Property

The subject property is a fully fitted former Gym, arranged over ground floor only. Nearby occupiers include Papa John's Pizza, The Linford Arms (JD Wetherspoon), The Court Yard and Bar Sport. The property benefits from 12 car parking spaces to the rear.

We have been provided with the following approximate Gross internal floor areas:

Ground floor: 5,680 sq ft (528 sq m)

Lease

A brand-new lease on effective full repairing and insuring terms to be agreed between the parties.

Rent

£50,000 per annum exclusive of rates, service charge and all other outgoings.

Premium

Nil

MISREPRESENTATIONS ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991 These particulars are intended only to give a fair description of the property and do not form the basis of any contract or any part thereof. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Regulated by RICS



Business Rates

The rateable value is £25,250. Parties are advised to clarify the rates payable for the premises with the local Authority Cannock Chase council.

Planning

D2 or other use STPP.

Legal Costs

Each party is to be responsible for their own legal and professional costs incurred in the transaction.

Viewings

Inspections are strictly via prior appointment via Landlords agents:

May & Company Real Estate Advisors:

Zak Eckstein

agency@MayandCompany.co.uk

07415 328 279

020 3503 0635

MayandCompany.co.uk