

Retail unit within established local shopping centre

53.32m²
(574ft²)

- Popular local shopping centre
- Free on site customer parking
- Use class E, may be suitable for other uses (STP)
- Full business rates relief for qualifying businesses
- Nearby tenants include; Spar, Kelcher Opticians, The Card Cabin, Cornwells Chemist, Vintage Teas and Rios Pizza
- Rent £12,000 per annum



TO LET



Location



Gallery



Contact



Location

Great Wyrley is a large village in the district of South Staffordshire, close to the border of Walsall, and the West Midlands. The local population is approximately 11,000.

The T7 Church Bridge junction of the M6 Toll Motorway is just over a mile to the north, and Cannock Town Centre is approximately 2 miles distance.

Quinton Court Shopping Centre is the town's local shopping centre and lies adjacent to a Co-op supermarket.

The Shopping Centre is anchored by SPAR and other occupiers include: Kelcher opticians, The Card Cabin, Cornwells Chemist, Vintage Teas, Just Grill and Hong Kong Chinese.



The Property

Unit 21 provides a ground floor retail unit with glazed shop front windows, internally it provides open plan sales accommodation with kitchenette and WC. The Shopping Centre benefits from free customer parking.

EPC

A copy of the EPC is available on request.





Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor	53.52	574

Lease

The property is available by way of an effective full repairing and insuring lease for a term of years to be agreed from March 2024 at a quoting rent of:-

£12,000 per annum exclusive

Planning

It is understood that the unit benefits from **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

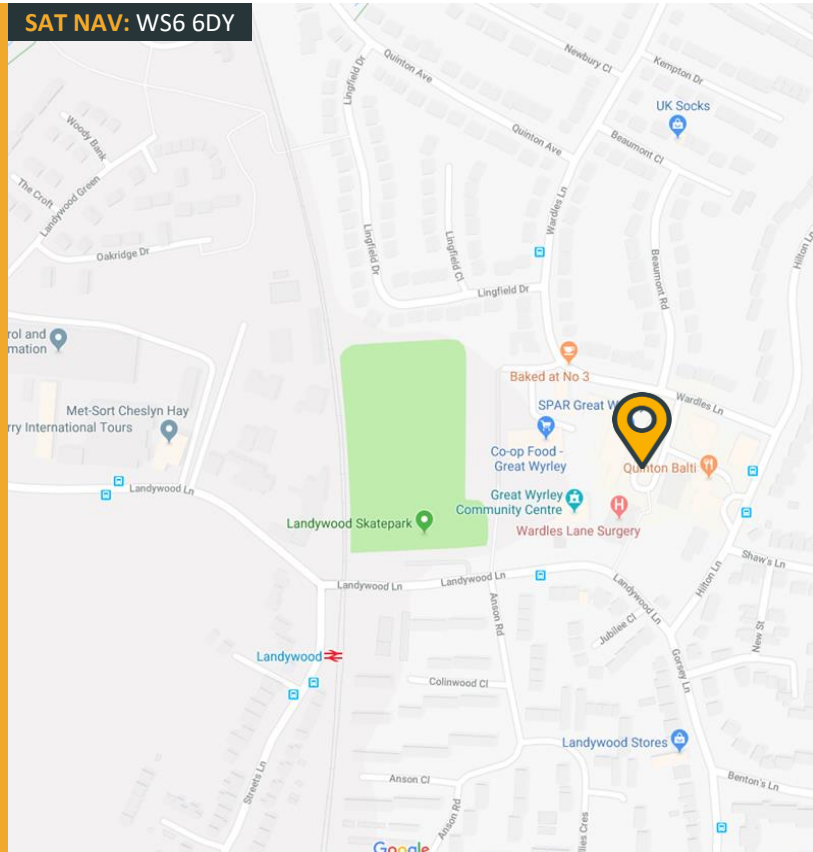
Service Charge

A service charge is payable towards communal maintenance of the centre, this is estimated to be approximately £2,000 per annum.

VAT

VAT is applicable at the prevailing rate.

SAT NAV: WS6 6DY



Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:-

Shop & Premises

Rateable Value (2023): £7,500

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from 1/04/2023 to 31/03/2024 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

Legal Costs

Each party are to bear their own legal costs incurred.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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