

BUILDING TO LET

**Circa 47.50 sq m (511sq ft)
Subject to contract & planning**

**25 PARK ROAD, CANNOCK
WS11 1JN**



Location

The property is located on Park Road on the edge of Cannock Town Centre Approximately 50 metres from Cannock Bus Station and adjacent to Cannock Park.

Description

The property is a Victorian two storey former house in a terrace of similar properties that are now all used for a variety of uses, with potential for uses as a 'beauty salon/nail bar or ladies hairdresser' – subject to planning permission.

Accommodation (approximate dimensions only)

Ground Floor: Front room – 3.3m x 2.0m
Rear room – 2.2m (3.3m if partition removed) x3.2m
Kitchen area 1.2m x 2.1m
Rear toilet with w.c, wash basin & boiler

First Floor: Front room - 3.4m x 3.2m
Middle room - 3.4m x 3.2m
Rear room – 2.9m x 2.1m

Attic storage: Subject to tenant ensuring safety of ladder access.

Outside: There is a car park to the rear of the property for the use of tenants on a first come, first serve basis.

Services

It is understood that mains water, electricity and drainage are connected.

Lease

The Council is offering a new lease on a flexible lease term based on a three year rent review pattern. The lessee will be responsible for full decorative order and repairs. The Council will be responsible for insurance but will recover the insurance premium from the lessee by way of additional rent.

Use

The accommodation may be used for any use within Class B1 of the Town and Country Planning (Use Classes) Order 1987, as amended. Other uses such as beauty salon/nail bar or ladies hairdressers may be considered subject to any necessary planning approval being obtained.

Rent

Rental of £6,000 per annum, payable quarterly in advance.

Rates

Rates payable for the year 2018-19 are £2,160.

Prospective tenants are advised to contact the Council's Business Rates Section on 01543 464474 to establish their eligibility or otherwise for Small Business Rate Relief.

Legal Costs

The ingoing lessee will be responsible for the Council's reasonable legal costs and surveyor's fee in the preparation of the lease.

Enquiries

Should you have any queries regarding the above or wish to view the premises please contact Property Services on 01543 464524 or e-mail propertyservices@cannockchasedc.gov.uk.

Note: The adjoining property No.27 Park Road is also available to let and subject to landlords consent openings could be formed at ground and first floor levels to provide interconnection.

A combined lease could be granted of the two properties providing a total of circa 97.56 sq m (1,049 sq ft) at a rent of £12,000 per annum exclusive and otherwise on terms to be agreed.

MISREPRESENTATION ACT 1967

Cannock Chase Council gives notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending lessee should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of Cannock Chase Council has any authority to make or give representation or warranty whatsoever in relation to this property.