

7 STATION ROAD, HEDNESFORD, CANNOCK, STAFFORDSHIRE,
WS12 4DN (4DH)



TO LET

SELF CONTAINED GROUND FLOOR RETAIL ACCOMMODATION

510 sq.ft/47.38 sq.m

- Previously utilised on the basis of hot food.
- Glazed frontage.
- Situated directly opposite Hednesford Valley Health Centre and a Lloyds Pharmacy.
- Within close proximity to the Victoria Shopping Park.
- Within close proximity to Market Street – main retail centre.



Stephens McBride Chartered Surveyors & Estate Agents
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Tel: 0121 706 7766
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LOCATION

The subject premises enjoys direct frontage onto Station Road, situated within close proximity to the island intersection with Green Heath Road, Market Street and Cannock Road.

Considerable traffic flow.

Hednesford Valley Health Centre and Lloyds Pharmacy are located directly opposite.

Immediate surrounding areas include Victoria Shopping Park (Tesco, B&M, Card Factory, Pets Corner and Pure Gym) and Market Street (prime location – Subway, Boots Opticians, Coral & William Hill turf accountants).

DESCRIPTION

The subject premises provides ground floor, self-contained retail, previously utilised on the basis of hot food.

Advantages include;

- Glazed frontage.
- Laminate floor coverings.
- Kitchen and toilet facilities.

ACCOMMODATION

510 sq.ft/47.38 sq.m

TERM

The property is available on the basis of a 3 year, internal repairing and insuring lease.

ASKING RENTAL LEVEL

£7,500 per annum exclusive.

RENTAL PAYMENTS

Quarterly in advance.

BUSINESS RATES

Rateable value:	£4,650
Rates payable circa:	£2,325

It is important to note that small business rates relief may apply.

VAT

VAT is not applicable.

MAINS SUPPLIES

The property has the advantage of mains electricity, water and drainage. No mains gas.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

For More Information Contact:

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SMB
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NOTICE

STEPHENS McBRIDE - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.