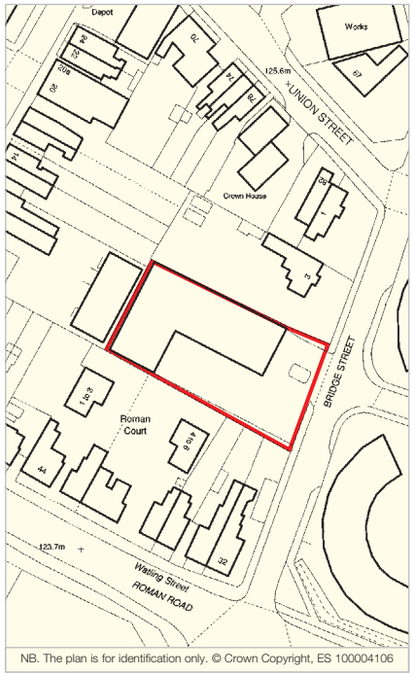
LOT 10

# Cannock

## 7 Bridge Street
## Staffordshire
## WS11 0DQ

- **Freehold Trade Counter Investment**
- Let to Wolseley UK Ltd on a new 5 year lease
- Tenant in occupation since 1994
- Total accommodation 634.5 sq m (6,830 sq ft)
- Reversion 2017
- Current Rent Reserved

**£25,000 pa**

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### Tenure
Freehold.

### Location
Cannock has a resident population of approximately 60,000 and is 18 miles north of Birmingham, 9 miles west of Lichfield and 8 miles north-east of Wolverhampton. The area benefits from good road communications with the M6 motorway (Junction 11) approximately 3 miles to the south-west via the A460.
The property is situated on Bridge Street, to the south of Cannock town centre between the A34 and the A5, and a short distance north of the M6 Toll motorway.
Occupiers close by include Ramada Hotel, Enterprise Car Rental and a number of local retailers.

### Description
The property is arranged on ground floor only to provide a trade counter together with an office and a warehouse. The property benefits from 3.35 metres eaves height, roller shutter doors and parking/loading to the front.

The property provides the following accommodation and dimensions:

| | | |
|---|---|---|
| **Ground Floor** | **634.50 sq m** | **(6,830 sq ft)** |

### Tenancy
The entire property is at present let to WOLSELEY UK Ltd for a term of 5 years from 5th November 2012 at a current rent of £25,000 per annum, exclusive of rates. The lease contains full repairing and insuring covenants, subject to a schedule of condition. The tenant has the benefit of a 3 month rent free period.
N.B. The tenant has been in occupation since 1994.

### Tenant Information
Website Address: www.wolseley.co.uk
For the year ended 31st July 2011, Wolseley UK Ltd reported a turnover of £1.9bn, a pre-tax profit of £1.9m and net assets and shareholders' funds of £1.021bn. (Source: riskdisk.com 08.11.2012)

### VAT
VAT is applicable to this lot.

### Documents
The legal pack will be available from the website www.allsop.co.uk

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Ms P Hantakova, Clarke Willmott LLP. Tel: 0845 209 1497 Fax: 0845 209 2510 e-mail: petra.hantakova@clarkewillmott.com