

Cannock **7 Bridge Street** **Staffordshire** **WS11 0DQ**

- **Freehold Trade Counter Investment**
- Let to Wolseley UK Ltd on a new 5 year lease
- In occupation since 1994
- Total accommodation 634.5 sq m (6,830 sq ft)
- Reversion 2017
- Current Rent Reserved
£25,000 pa

SIX WEEK COMPLETION AVAILABLE



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) situated 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 29th September 2012 at a current rent of £25,000 per annum, exclusive of rates. The lease contains full repairing and insuring covenants. 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 28.08.2012)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk
In the subject box of your e-mail, please ensure that you enter
Lot 153 Cannock.

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. Tel: 0845 209 1497 Fax: 0845 209 2510 e-mail: petra.hantakova@clarkewillmott.com