

## Cannock

### 7 & 7A Station Road Hednesford Staffordshire WS12 4DH

- **Freehold Shop and Residential Investment**
- Comprising two shops and a self-contained flat
- No VAT applicable
- Main road location close to Hednesford Rail Station
- Rent Review 2013
- Total Current Rents Reserved  
**£22,360 pa**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

#### Location

Cannock has a resident population of approximately 60,000 and is located approximately 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 town of Hednesford is located approximately 2 miles to the north-east of Cannock town centre.

The property is situated on the north side of Station Road (B5013), close to its junction with Green Heath Road and a short distance from Hednesford Rail Station (Chase Line) and Hednesford town centre. There is a health centre and a Lloyds Pharmacy opposite. Other occupiers close by include a range of local traders.

#### Description

The property is arranged on ground and two upper floor to provide two ground floor shops with a self-contained flat above, which is accessed from the front. There is a garden to the rear of the property.

#### VAT

VAT is not applicable to this lot.

#### Documents

The legal pack will be available from the website [www.allsoop.co.uk](http://www.allsoop.co.uk)

#### Viewings

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allsoop.co.uk](mailto:viewings@allsoop.co.uk)

In the subject box of your e-mail, please ensure that you enter **Lot 79 Cannock**.



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
7 Station Road	P W Smith & G B Nutting (t/a Xtreme Hair)	Gross Frontage 4.65 m Net Frontage 3.80 m Shop Depth 10.80 m Built Depth 15.35 m	(15' 3") (12' 6") (35' 5") (50' 4")	7 years from 05.07.2010 Rent review every 3rd year FR & I	£7,800 p.a. Rent Review 2013
7A Station Road	G K Reed (t/a Reed Micros) (In occupation for 15 years)	Gross Frontage 4.25 m Net Frontage 3.75 m Shop Depth 15.45 m Built Depth 17.00 m	(13' 11") (12' 4") (50' 8") (55' 9")	A term of years from 01.11.2010 to 31.05.2015 Rent review every 3rd year FR & I	£7,800 p.a. Rent Review 2013
Flat 7A Station Road & Rear Garden	An Individual (In occupation since 18.02.2010)	First Floor comprising 4 Rooms, Kitchen, Bathroom Second floor comprising 2 Rooms	12 month Assured Shorthold Tenancy from 18.03.2011	£6,760 p.a.	Reversion 2012

**Total £22,360 p.a.**



NB. The plan is for identification only. © Crown Copyright, ES 100004106

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

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