



TO LET
 Unit 20
 591 sq.ft
 (54.9 sq.m)

Groomingdales



Happy Halloween



UNIT 20

Quinton Court Shopping Centre,
 Great Wyrley, Sta ordshire,
 WS6 6DY

Local Occupiers Include



LOCATION

The property forms part of the Quinton Court Shopping Centre, Great Wyrley. A busy local centre with a number of national operators including Spar and Tanning Shop. Co-Op food store nearby. Free parking for the first 2 hours.

The T7 Churchbridge junction of the M6 Toll motorway is just over a mile to the north, while Cannock town, Landywood train station is only half a mile away.

DESCRIPTION

The subjects comprise a ground floor retail unit with a glazed frontage. Internally, the premises comprise an open plan sales area, with a tea prep/staff area, WC and an access into the service yard to the rear.

UNIT SIZE

Total Area: 591 sq.ft (54.9 sq.m).

RENT

£11,500 pax + VAT exc

RATEABLE VALUE

£7,300 pax. Interested parties are advised to make their own enquiries of the Local Billing Authority to ascertain the exact rates payable and whether transitional/small business relief may be available.

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: £2,487 pax + VAT.

Insurance: £206 pax + VAT.

ENERGY PERFORMANCE

EPC: E. Further information available upon request.

PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



41

Retail Units On-Site



34,245 sq.ft

Total Area



What Three Words

pest.lost.mice

QUINTON COURT

SITE PLAN



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Viewing
Strictly via prior appointment
with the appointed agents:

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