

**\*AVAILABLE DUE TO RELOCATION & EXPANSION\***

## Hednesford, 22-26 Market Street, WS12 1AF



### LOCATION

The subject property is located on Market Street which is Hednesford's prime retail pitch.

Nearby retailers include Aldi, Tesco and The Co-Operative. Transport links via bus and train are also within short walking distance. We understand the population for Market Drayton is approximately 40,000.

### DESCRIPTION

The property extends to the following approximate dimensions. Interested parties are advised to undertake their own calculation.

<b>Ground Floor</b>	<b>8,730ft<sup>2</sup></b>	<b>811m<sup>2</sup></b>
<b>First Floor Storage</b>	<b>613.5ft<sup>2</sup></b>	<b>57m<sup>2</sup></b>

### TENURE

The unit is available on a lease due to **expire 21<sup>st</sup> January 2028**.

### RENT

The current rent passing is **£92,304pax**.

### SERVICE CHARGE

Information available on request.

### INCENTIVES

Offers invited.

### RATES

Information obtained from the VOA website indicates that the rates for the property are as below. Interested parties are advised to make their own enquiries with the Local Authority for verification.

Rateable Value -	£39,250
Rates Payable 2020/21 (50.4p) -	£19,782

### VIEWINGS

Strictly by appointment only via Burns Property Consultants or Andrew Dixon & Co.

### CONTACT

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**Or alternatively our joint agent Andrew Dixon & Co.**

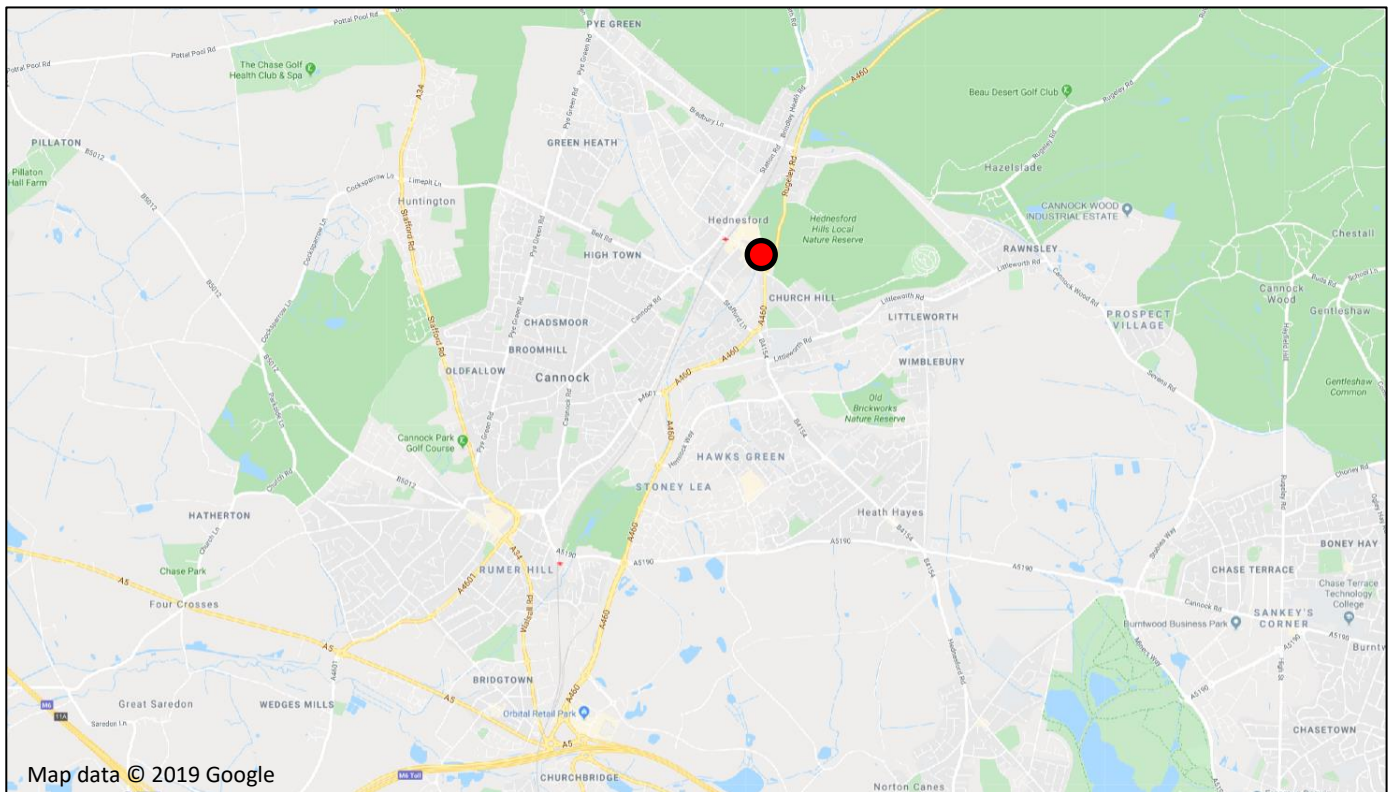
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**Subject to Contract 01.06.20**





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