

**\*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 - £43,750

Rates Payable 2023/24 (51.2p) - £22,750

### VIEWINGS

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

### CONTACT

Martin Musgrave

[martin@burnsproperty.co.uk](mailto:martin@burnsproperty.co.uk)

M: 07971 356 782

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

Ed Home

[ed@adixon.co.uk](mailto:ed@adixon.co.uk)

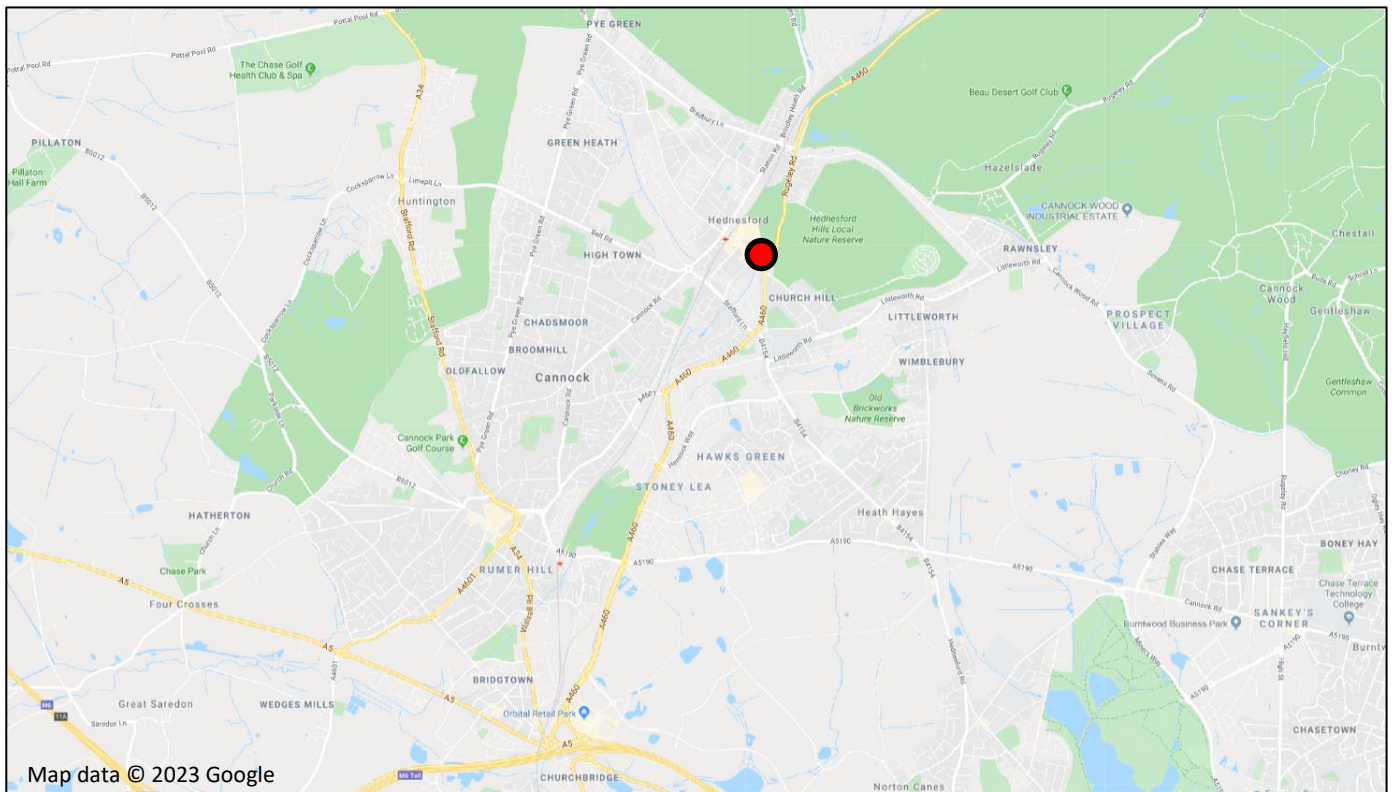
M: 07976 302003

**Subject to Contract 01.07.23**





Imagery ©2022 Infoterra Ltd & Bluesky, DigitalGlobe, Map data © 2023 Google



Map data © 2023 Google

Misrepresentation Act 1967 (condition under which particulars are issued). Messrs Burns Property Consultants for themselves and the Vendors/Lessors of this property whose agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessors must satisfy themselves by inspection or otherwise as to the correctness of each of the statement contained in these particulars.