



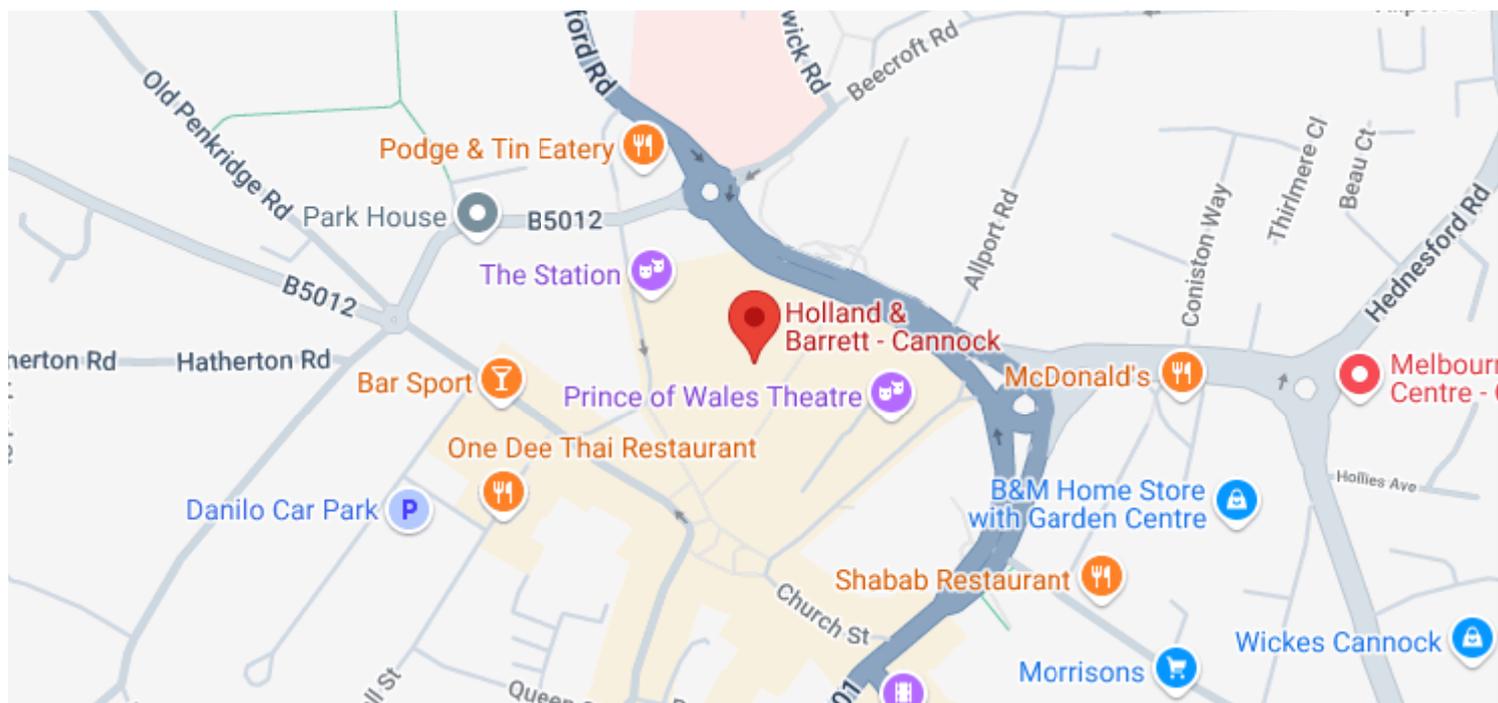
High Yielding Town Centre Retail Investment

Units 23-25, Cannock Shopping Centre, Cannock, United Kingdom, WS11 1WS

FOR SALE C PRIVATE TREATY

£ 414,000 Subject to contract

Location



Cannock is located in the county of Staffordshire, approximately 39 km (24 miles) north of Birmingham, 19 km (12 miles) north of Walsall and 14 km (9 miles) south of Stafford.

The town benefits from good road communications with Junction 7 of the M6 Toll being located approximately 1.6 km (1 mile) to the south and Junction 12 of the M6 Motorway approximately 5 km (3 miles) to the west. The town is also served by the A34 (north-south) and A5 (east-west).

The town is connected to the national railway network with a fastest journey time of 2 hours 30 minutes to London Euston and 38 minutes to Birmingham New Street. Birmingham Airport is approximately (28 miles) to the south-east.

Summary

- Town centre high street retail terrace
- Located at the entrance to the Cannock Shopping Centre
- Secure income from Costa Coffee, EE and Card Stop
- £414,000, subject to contract
- 12.5% Net Initial Yield

Situation

The property is prominently located at the entrance to the Cannock Shopping Centre.

Cannock Shopping Centre is the town's primary covered shopping area. With over 35 places to shop, eat and drink, occupiers in the centre include New Look, Specsavers, JD Sports, EE, Costa Coffee, Holland & Barrett, Bodycare and Poundstretcher.

In addition, Cannock Market Hall is a thriving indoor market located within the shopping centre, housing services ranging from jewellery, clothing and craft supplies to watch repairs, nail technicians, food & drink and more.

The town's main bus station is immediately adjacent to the Centre.

The shopping centre is located directly opposite the site of a significant regeneration scheme, set to transform the town centre. Cannock Chase Council has secured £20 million from the Government's Levelling Up fund towards the project. The transformation is set to include refurbishment of the Prince of Wales Theatre, business workspace and a new "northern gateway" into Cannock. In addition, the Centre will benefit from a new pedestrianised crossing linking it directly to a to-be refurbished Beecroft Road Car Park, Cannock's principal town centre car park. Outline planning permission has been granted and the Council is set to begin the delivery of phase one of the scheme. For further information see [here](#).

Description

The property comprises a terrace of three retail units arranged over ground and first floor.

The ground floor areas are for sales with the first floors providing ancillary/staff accommodation.

The property benefits from a rear service area, accessed via Stafford Road.

Accommodation

The property has been measured by BKR Floor Plans and provides the following net internal floor areas:

Unit 23 (Costa Coffee)

Net Frontage	6.17 m	20'3"
Gross Frontage	6.63 m	21'9"
Zone A	37.62 sq m	405 sq ft
Zone B	32.05 sq m	345 sq ft
Zone C	18.86 sq m	203 sq ft
ITZA		628
Ground Floor Total	88.53 sq m	953 sq ft
First Floor	72.18 sq m	777 sq ft
Total	160.72 sq m	1,730 sq ft

Unit 24 (EE)

Net Frontage	6.02 m	19'9"
Gross Frontage	6.48 m	21'3"
Zone A	34.47 sq m	371 sq ft
Zone B	33.07 sq m	356 sq ft
Zone C	6.69 sq m	72 sq ft
ITZA		567
Ground Floor Total	74.23 sq m	799 sq ft
First Floor	45.34 sq m	488 sq ft
Total	119.56 sq m	1,287 sq ft

Unit 25 (Cardstop)

Net Frontage	5.26 m	17'3"
Gross Frontage	6.02 m	19'9"
Zone A	33.82 sq m	364 sq ft
Zone B	31.49 sq m	339 sq ft
Zone C	8.18 sq m	88 sq ft
ITZA		556

Ground Floor Total	73.48 sq m	791sq ft
First Floor	43.66 sq m	470 sq ft
Total	117.15 sq m	1,261 sq ft

A set of floor plans is available to download and the measured survey report will be re-addressed to a purchaser at a cost of £865 + VAT.

Rateable Value

According to the Valuation Office website the rateable value for the property is as follows:

Unit 23	£25,500
Unit 24	£23,000
Unit 25	£21,250

The business rates multiplier is 49.9 pence. The seller has appealed the valuations and expects tenants to benefit from lower rates going forward.

Tenure

Long leasehold interest until 22 July 2146 at a peppercorn rent (approximately 122 years remaining).

Tenancies

Unit 23 is let to **Costa Limited** on a full repairing and insuring lease for a term of 5 years from 29th September 2023, expiring 28th September 2028. The current passing rent is **£22,500 per annum**. The tenant pays the rent monthly. The lease contains a tenant break option on 29th September 2026.

In the event of a Government enforced lockdown as a result of a health emergency event, the rent payable will be reduced by 50% during this period.

The tenant has been in occupation since 2012 and renewed their lease in 2023, demonstrating their commitment to this location.

The rent was rebased at renewal from £42,291 pa (inclusive of a turnover top-up).

Unit 24 is let to **EE Limited** on a full repairing and insuring lease from 9th January 2023, expiring 8th January 2028. The tenant did not exercise their break option on 9th January 2025, demonstrating their commitment to the unit. There is a further tenant break option on 9th January 2027, subject to 6 months' prior notice.

In the event of a government enforced lockdown as a result of a health emergency event, the rent payable will be reduced by 50% during this period.

The tenant has been in occupation since 206 and renewed their lease in 2023, demonstrating their commitment to this location. The rent was rebased from £48,000 pa. The tenant has been in occupation for over 18 years.

The current passing rent is **£18,500 per annum**. The tenant will have a 2-month rent free period from 9th January 2025, and a 1-month rent free period from 9th January 2027 if they do not exercise their break. The seller will top up the 2-month rent free period.

Unit 25 is let to **Card Stop Limited** on a full repairing and insuring lease for a term of 3 years from 1st February 2024, expiring on 31st February 2027. The current passing rent is **£13,000 per annum**. The tenant pays the rent monthly. The lease contains a rolling mutual break option exercisable on 6 months' notice after the first anniversary of the term commencement. The lease is outside 1954 Act protection.

Therefore, an investor will benefit from an income of **£54,000 per annum**

Service Charge

The service charge for 2024-2025 for the three units totals £24,385, reflecting £5.26 per sq ft / £56.61 per sq m.

Please note that the service charge is fully paid for by the tenants. Please refer to the service charge information in the data room.

Covenants

Costa Limited (Co. No. 1270695) has reported the following figures

Year Ending	31st December 2022	31st December 2021
Revenue	£1,222,856,000	£ 1,117,450,000
Pre-Tax Profits (Loss)	-£9,632,000	£245,950,000
Net Assets	£276,518,000	£374,260,000

EE Limited (Co. No. 02382161) has reported the following figures (in thousands):

Year Ending	31st March 2024	31st March 2023
Revenue	£7,169,000	£6,913,000
Pre-Tax Profits	£1,405,000	£1,771,000
Net Assets	£8,614,000	£8,570,000

Card Stop Limited (Co. No. 12800451) has reported the following figures:

Year Ending	31st August 2023	31st August 2022
Net Assets	£19,084	£16,050

Card Stop is a local card shop offering cards, gifts, balloons and more.

VAT

The property has been opted for VAT. It is anticipated that the sale will be treated as a Transfer of a Going Concern (TOGC).

Market Evidence

The adjoining property at 27-29 Market Hall Street was sold by Singer Vielle in October 2024. The property is let at £60,000 per annum and was sold for £602,500 reflecting a net initial yield of 9.48%.

Proposal

We are instructed to seek a figure of **£414,000 (Four Hundred and Fourteen Thousand Pounds)**, subject to contract, reflecting a net initial yield of **12.5%**, assuming purchasers' costs of 4.26%.

Please note that a purchaser will be re-charged the costs of the searches (£307.29) and the measured survey (£865 + VAT).

Please note that a purchaser will be charged a Transaction Fee of 1.0% of the Purchase Price plus VAT.

Investment Considerations

1. An opportunity to acquire a high yielding retail block;
2. The property occupies a prime retailing pitch, forming the entrance to the Cannock Shopping Centre;
3. Secure income from leading retailers;
4. Attractive net initial yield; and
5. Attractive lot size to an investor.

Contacts

Singer Vielle

 Singer Vielle	+44 (0) 207 935 7200
 Neil Singer	+44 (0) 207 935 7200 neil@singervielle.co.uk
 Dale Henry	+44 (0) 203 701 1356 dale@singervielle.co.uk
 Louanne Malan	+44 (0) 203 701 1386 louanne@singervielle.co.uk



Vendor's Solicitor Firm

 Fisher Jones Greenwood Solicitors	0845 543 5700
 Keeley Miller	+44 (0) 124 545 7098 kmiller@fjg.co.uk



See website for full details : <https://singervielle.com>

Disclaimer

This disclaimer applies to www.singervielle.com (the “**Site**”) which is owned by Singer Vielle Limited (“**Singer Vielle**”) and operated under licence by Singer Vielle 2 LLP.

All Properties are listed subject to contract and the prices shown are exclusive of VAT if applicable.