




Well Secured High Yielding Retail Investment

 Unit 24, Cannock Shopping Centre, Cannock, United Kingdom, WS11 1WS

FOR SALE  PRIVATE TREATY

£ 165,000 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 unit
- Located right by the entrance to the Cannock Shopping Centre
- Let to EE Limited
- Highly secure income
- Tenant has been in occupation for over 18 years and did not exercise their January 2025 break option, demonstrating their commitment to this location
- Rebased rent
- £165,000, subject to contract
- 11.0% 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 delivery of phase one of the scheme started in January 2025. For further information see [here](#).

Description

The property comprises a retail unit arranged over ground and first floor.

The ground floor area is for sales with the first floor 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 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

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 £288.33 + VAT.

Rateable Value

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

Unit 24	£23,050
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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).

Tenancy

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 2006 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**. There is a 1-month rent free period from 9th January 2027 if the tenant does not exercise their break.

Service Charge

The service charge for 2024-2025 for Unit 24 is £7,614.87. Please note that the service charge is fully paid for by the tenant. Please refer to the service charge information in the data room.

Covenant

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

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 **£165,000 (One Hundred and Sixty-Five Thousand Pounds)**, subject to contract, reflecting a net initial yield of **11.0%**, assuming purchasers' costs of 1.98%.

Please note that a purchaser will be re-charged the costs of the measured survey (£288.33+ VAT) and searches (£115.49+VAT) which are provided in the data room.

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 investment;
2. The property occupies a prime retailing pitch, right by the entrance to the Cannock Shopping Centre;
3. Highly secure income – let to EE Limited;
4. Tenant has been in occupation for over 18 years and did not exercise their January 2025 break option, demonstrating their commitment to this location;
5. Rebased rent;
6. Attractive net initial yield;
7. Attractive lot size to an investor.

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