Investment

Units 12 & 14 Phoenix Retail Park, Watling Street Bridgtown, Cannock, Staffordshire WS11 oBN

lot 14

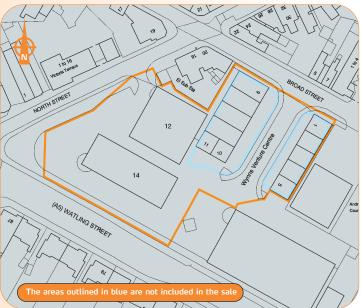
- Let to United Carpets (Property) Ltd & Formula One Auto Centres Ltd (subject) Freehold Retail Warehouse/Motor Trade to Note 3)
 - Prominent trading position on the busy Watling Street (A5)
- Forms part of an established retail park
- Approximately 1,170.20 sq m (12,596 sq ft)
- Excellent car parking provisions











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Location

Miles:	9 miles south of Stafford
	9 miles north of Birmingham
	67 miles south of Manchester
Roads:	M6 Toll (Junction T7), M6 (Junction
Rail:	Cannock Railway Station

Birmingham International Airport Air:

The property, which forms part of the Phoenix Park Retail Development, is prominently situated on the north side of Watling Street (A5) at its junction with North Street, close to its junction with the M6 Toll Road (T7). Nearby occupiers include B & Q, Homebase, Argos and Fitness First.

11), A5

Tenancy and accommodation

The property comprises a self-contained retail warehouse and motor trade unit each of which benefits from a roller shutter door which provides loading to the rear. The seller is currently undertaking works on Unit 14 prior to the tenant taking occupation.

Tenure Freehold.

VAT is applicable to this lot.

Six Week Completion

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	Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)	
	12	Ground	Retail Warehouse	596.99 sq m	(6,426 sq ft)	UNITED CARPETS (PROPERTY) LIMITED (1)	5 years from 16/12/2013	£48,195	(15/12/2018)	
	14	Ground	Motor Trade	573.21 sq m	(6,170 sq ft)	FORMULA ONE AUTO CENTRES LIMITED (2)	10 years from completion of the lease (3)	£49,360 (4)	2020 (2025)	

Totals

1,170.20 sq m (12,596 sq ft)

Introduct

produce £49,360 p.a.x from completion of the lease.

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£97,555