

FOR SALE

FREEHOLD INDUSTRIAL PREMISES IN HEDNESFORD, CANNOCK



AML Industrial Estate
Station Road
Hednesford
Cannock
Staffordshire
WS12 0QL

TSR

TOWLER SHAW ROBERTS

LOCATION

The site is located on Station Road within the Cannock Chase District of Hednesford. The property is located approximately 1.5 miles North East of Cannock Town Centre, with junctions for the M6 motorway approx. 6.7 and 9.2 miles away.

All of the usual amenities are available in the area including local shops, schools, and a regular public transport service along Station Road itself.

The immediate area contains a mixture of residential and commercial (including office and medical related) uses.

DESCRIPTION

The property comprises a variety of industrial buildings of varying sizes on the estate.

Externally the property benefits from car parking / outside storage and is accessed via a surfaced road off Station Road.

The site area is approximately 0.9 acres.

The site forms a small part of established industry in a predominantly residential area and therefore could be identified as a potential residential development site (subject to planning).

SERVICES

We understand that mains water, gas, drainage and electricity are connected or available to the site. Prospective purchasers must satisfy themselves in respect of the provision and capacity of all services and drainage, either on or off site.

LOCAL AUTHORITY RATES

Purchasers must make their own enquiries with the Valuation Office.

TENURE

The property is understood to be of freehold tenure and is offered for sale with the benefit of the current tenants.

PRICE

Offers are invited in the region of **£425,000.00** for the freehold purchase.

Proof of funding is requested at the point of submitting your offer accompanied by any conditions of purchase.

ACCOMMODATION

	<u>Sq. Ft.</u>	<u>Sq. M</u>
Unit 1	1,078	100.1
Unit 2	1,148	106.7
Unit 3	1,288	119.7
Unit 4	2,822	262.2
Unit 5	1,577	146.5
Unit 6	2,182	202.7
Unit 7	2,925	271.7
Unit 8	593	55.1
<u>Total Sqft/Sqm</u>	<u>13,613</u>	<u>1,264.7</u>
<u>TOTAL SITE AREA</u>	<u>0.9 acres</u>	<u>0.365 hectares</u>



ENERGY PERFORMANCE CERTIFICATES

Available upon request.

VAT

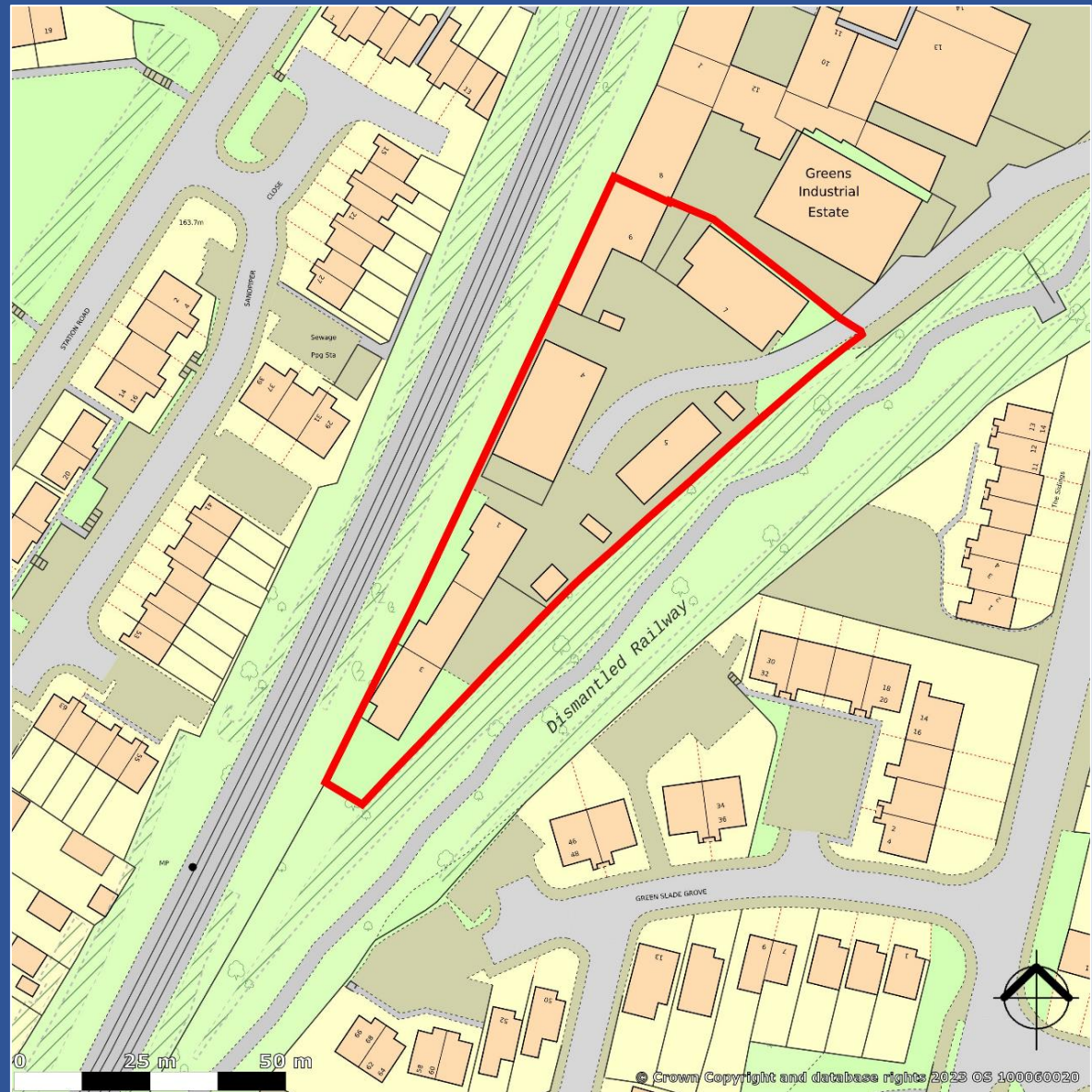
VAT will not be charged on this transaction.

ANTI-MONEY LAUNDERING (AML)

In accordance with money laundering regulations, two forms of identification and confirmation of funding will be required from any applicant, together with the usual references.

VIEWINGS

Strictly by prior appointment with the sole Selling Agents:
Towler Shaw Roberts LLP, 4 Tettenhall Road, W'ton, WV1 4SA.
Tel: 01902 421216
Email: wolverhampton@tsrsurveyors.co.uk



For illustration purposes only. Not to Scale.

Important Notice

Dated: January 2024

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."