

Burntwood – Out of Town Retail

Cannock Road, Burntwood, Staffs

WS7 1JS

PRE-LETS TO

McDONALDS, SNAP FITNESS, COSTA COFFEE, GILES HOSPICE

▪ LOCATION

The development fronts both Cannock Road, Burntwood WS7 1JS, and also the entrance to McDonalds/ Morrisons.

The development consists of a Pod which has been pre-let, the split of an existing Food Store, with lets to **Snap Fitness** and **Giles Hospice**, and also a **McDonalds Drive Thru**.

There is shared car parking.

▪ ACCOMODATION

The remaining unit is to consists of:-

- 3,534 sq.ft. 328.3m²
- There is a shared car park for 61 car parking spaces

▪ TERM

A new 15 year FRI Lease with 5 yearly rent reviews

▪ RENT

Details on application.

- PLANNING

The property has the benefit of an **Open A1 Planning Consent**.

- SERVICE CHARGE

The current services charge is £22,000 per annum. Further details on applicaiton.

- RATING

- To be assessed

This information is for guidance purposes only. Interested parties are advised to make their own rating enquiries.

- TIMING

Immediate.

- LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

- VIEWING

Strictly by appointment with this agency.

All transactions stated are exclusive of VAT

SUBJECT TO CONTRACT

MISREPRESENTATION ACT 1967, NOTICE – Rothsay Properties themselves and for the vendors or llessors of the property whose agents they are, given notice that

1. These particulars do not constitute any part of any offer or contract
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Planting areas - planted areas (as above) have not been maintained (as below) and have been damaged by the falling fence



Planting east of the main building - provisional curb to cover laying of new service ducts and reinstatement of existing paving - subject to M&E details



Fence west of the main building - removal of hedge/curb to create clear fire escape and allow works to west side. Replacement of fence will require developer to liaise with neighbour

These drawings and the building works depicted are the design of I&P and may not be reproduced or amended without written permission. No liability will be accepted for amendments made by other persons.

All dimensions to be checked on site and without reliance of any measurements prior to construction.

Notes

All drawings to be read in conjunction with drawings from I&P Landscape, JPA Ltd and JMS Engineers.

Coffee drive works to be carried out with planning application "16001123/UL" and associated planning conditions, identified on I&P issued planning tracker.

Main building works to be carried out with planning application "1701108/CC/UL" and associated planning conditions, identified on I&P issued planning tracker.

Car park works completed, and to be maintained as per planning application "1500020/UL" and associated planning conditions.

Key

Area of proposed external works. All works shown are new proposed.

Area of external works completed under a separate contract (garage and landscaping) to be taken up and made good to provide M&E service routes - refer to JPA drawing 16030-M&E-100

166.35' New proposed level. All other levels retained as existing shown on topographical survey

Hazard Identification Table

Hazard 1:	All existing vegetation to be protected during construction works, as all vegetation damaged to be replaced as per planning condition 5.10 of application no.1701108/CC/UL
Hazard 2:	Existing services at risk of being damaged / cut through cables and pipes, especially electricity and gas during works. Known information on services to be provided within contract documents and contractor to ensure care to listen and adequate risk assessments are in place when excavating on site or moving plant around site to prevent damage. Contractor to liaise with utilities to verify location and routing of services.
Hazard 3:	Planter detail to be circa 1100mm high (min) to prevent trip hazard where level steps by the coffee kiosk.
Hazard 4:	Rearranging wall required, subject to structural engineer review. Due to level changes, and 1100mm high wall to protect from fall.
Hazard 5:	Bulletins specified to mitigate risk of cars driving into new shopfront created on the south elevation.
Hazard 6:	Overgrown planting to be cut back to allow safe access from existing fire escape door to be retained.
Hazard 7:	Minimum of 2m clear level area of hardstanding retained around roof where feasible to the north, east and south of the main building for removal of mobile scaffolding should roof access be required. Gutters can be cleaned with long poles.

G	02/10/18	Item wall amended	AJS	AJS
F	01/10/18	Indicative location of item moved to be in with separate application. Site store and hard landscaping around	AJS	AJS
E	06/09/18	Construction fence	AJS	AJS
D	24/05/18	Tender Amendment - format and paving to be taken up and made good as part of M&E works identified	AJS	AJS
C	11/05/18	Tender Issue - General Amendments	AJS	AJS
B	04/05/18	Tender Issue	AJS	AJS
A	30/04/18	Areas of proposed works identified. Hazards identified.	AJS	AJS
Rev	04/05/18	04/05/18	04/05/18	04/05/18

I&P ARCHITECTS,
URBAN DESIGNERS,
PLANNERS,
PROJECT MANAGERS,
LANDSCAPE ARCHITECTS.
WE ARE I&P.

STATUS: Construction RIBA Stage: 3

Client: Taylor Grange Developments Ltd.

Job: Burnwood Retail Development

Site: Proposed External Works Plan

Drawn: C&M Date: April 2018

Checked: C&M Scale: 1:1,000

Job no. C3584 Proj no. 0003G

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