



UK PROPERTY CONSULTANTS

15 Enfield Industrial Estate
Redditch
Worcestershire B97 6BG

TO LET
OUT OF TOWN RETAIL DEVELOPMENT

CANNOCK ROAD, BURNTWOOD, STAFFS, WS7 1JS





ONLY ONE UNIT REMAINING

**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.

ACCOMMODATION

The remaining unit is to consist 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

Rental on application

PLANNING

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

RATING

To be assessed

TIMING

Available NOW

LEGAL COSTS

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

VIEWING

Strictly by appointment with this Agency

Robin Johnson 0121 459 8925/ 07831 093093
rj@robin-johnson.co.uk

David Reece 07747 100705
david@rothsayproperties.com

All transactions stated are exclusive of VAT

SUBJECT TO CONTRACT

MISREPRESENTATION ACT 1967, NOTICE – Johnson & Company themselves and for the vendors or lessors of the property whose agents they are, given notice that

1. These particulars do not constitute any part of any offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Johnson & Company, their joint agents or the vendors or lessors.
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representation fact.
4. Any intended purchaser or lessors must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendors or lessors do not make or give and neither Johnson & Company nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



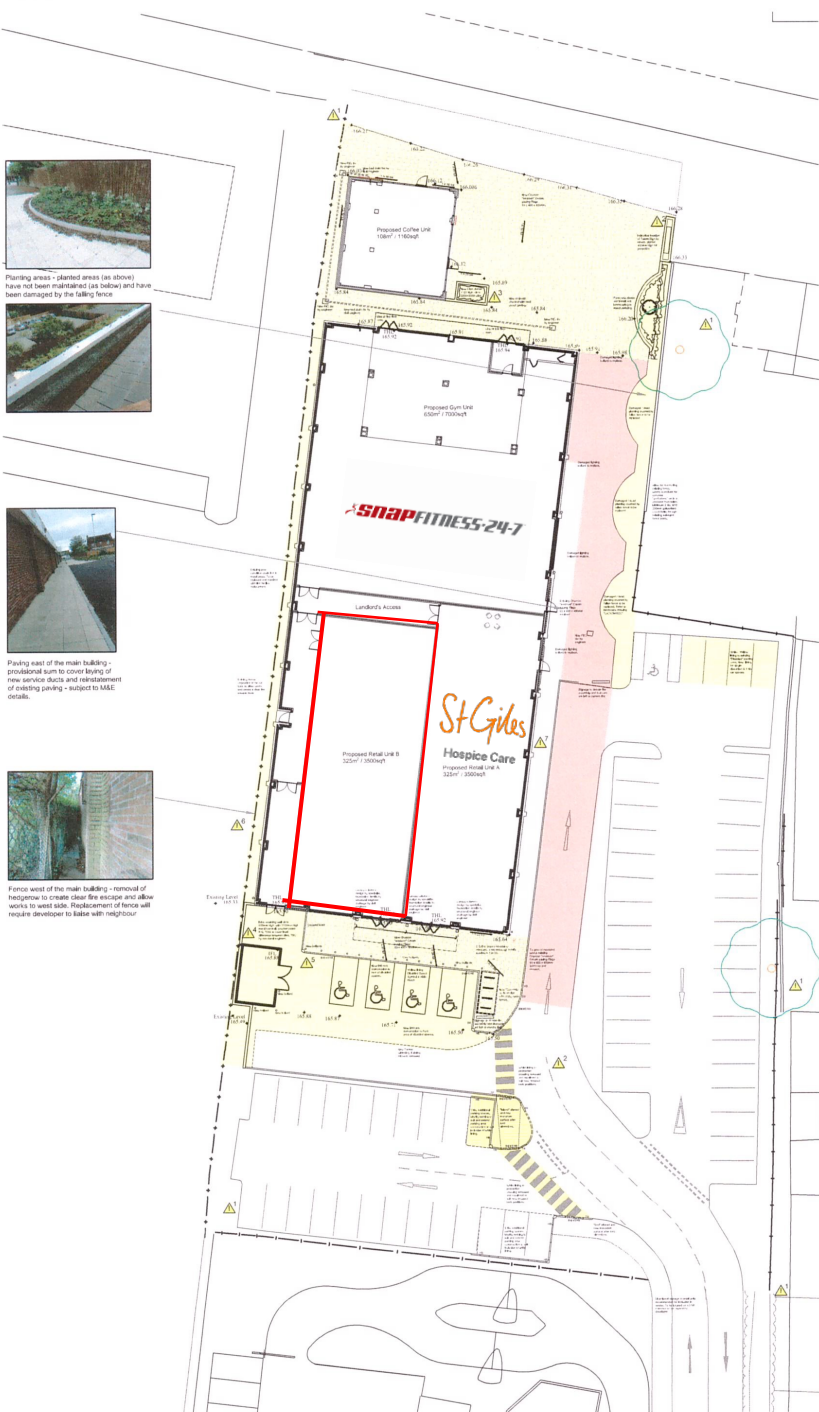
Planting areas - planted areas (as above) have not been maintained (as below) and have been damaged by the falling fence.



Paving east of the main building - provisional sum 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 hedgehog to create clear fire escape and allow works to west side. Replacement of fence will require developer to liaise with neighbour.



This drawing and the building works depicted are the property of I&P and may not be reproduced or altered except by written permission. No liability will be accepted for amendments made by other persons.

All dimensions to be checked on site and ambient rainfall of any discrepancies prior to commencement. Do not scale.

Notes:

All drawings to be read in conjunction with drawings from I&P Landscape, J&A LS and J&A Engineers.

Coffee close works to be carried out with planning application "1600112PUL" and associated planning conditions, identified on I&P issued planning tracker.

Main building works to be carried out with planning application "170156SCOL" and associated planning conditions, identified on I&P issued planning tracker.

Car park works completed, and to be maintained as per planning application "1500562PUL" and associated planning conditions.

Key:

- Area of proposed external works. All levels shown are new proposed.
- Area of external works completed under a separate contract (tarmac and paving) to be taken up and made good to provide M&E service routes - refer to J&A drawing 18030-AE-100.
- 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 5.30 of application no. 170156SCOL.
Hazard 2:	Existing services at risk of being damaged / cut through cables and pipes, especially electricity and gas routing works. Known information on services to be provided within contract documents and contractor to ensure care is taken 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:	Plaster detail to be circa 1100mm high (min) to prevent trip hazard where level steps by the coffee kiosk.
Hazard 4:	Retaining wall required, subject to structural engineer review. Due to level changes, and 1100mm high rail to protect from fall.
Hazard 5:	Bollards 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 reinstated.
Hazard 7:	Minimum of 2m clear level area of handstanding retained around roof where feasible to the north, east and south of the main building for erection of mobile scaffold should roof access be required. Cables can be cleaned with long pole.

G	02/10/18	totem wall amended	AJS	AJS
Indicative location of totem moved to be in with separate application. Bin store and hard landscaping around store amended.				
F	01/10/18	Construction Issue	AJS	AJS
E	06/06/18	Tender Amendment - tarmac, and paving to be taken up and made good as part of M&E works identified.	AJS	AJS
D	24/05/18	Tender Issue - General Amendments	AJS	AJS
C	11/05/18	Tender Issue - General Amendments	AJS	AJS
B	04/05/18	Areas of proposed works clarified. Hazards identified.	AJS	AJS
A	30/04/18	Areas of proposed works clarified. Hazards identified.	AJS	AJS
REV	DATE	COMMENT(S)	DATE	USER



status: Construction RIBA Stage: 5

client: Taylor Grange Developments Ltd.

job: Burntwood Retail Development

title: Proposed External Works Plan

drawn: CDM date: April 2018

checked: CDM scale: @ 1:200

job no: C3584 dwg no: 0003G

I&P GROUP: 27 SPON STREET COVENTRY CV4 3BA
T: +44 (0)24 7652 7600 E: info@ipgroup.com
www.wearip.com