



**Former Fleur De Lys Site,
A5 Watling Street, Cannock, WS11 9LY**

Freehold | Development Site | Approximately 1.45 Acres



FOR SALE

Location

The site is prominently located fronting the A5 Watling Street.

The Orbital Retail Park in Cannock is approximately 1.6 miles distant, whereas access to the M6 Toll Road is approximately 1.5 miles away, whilst Junction 11 of the M6 is 3.7 miles.

Description

The site was originally occupied by the 16th Century Inn known as Fleur De Lys. These premises were demolished in the 1940s, whilst the site has subsequently seen several restaurant occupiers.

The buildings that remain on site are agricultural in style but have been used for a combination of commercial and agricultural uses.

Accommodation

The site comprises an approximate area:

Site Area	Acres	Hectares
Site Area	1.45	0.586

Amenities



Highly Prominent



Transport Links



Freehold



Further information

Tenure

We are advised that the premises are held freehold.

Planning

A planning appraisal has recently been prepared and can be provided on request.

The existing brick farm buildings have permission for E Use Class. The farm shed/barn has approval for B8 storage purposes.

Disposal

We are instructed to seek offers for the freehold interest upon an unconditional basis.

Guide Price

On application.

Business Rates

Rateable Value: £6,000.

Services

All usual mains services are available to site.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

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

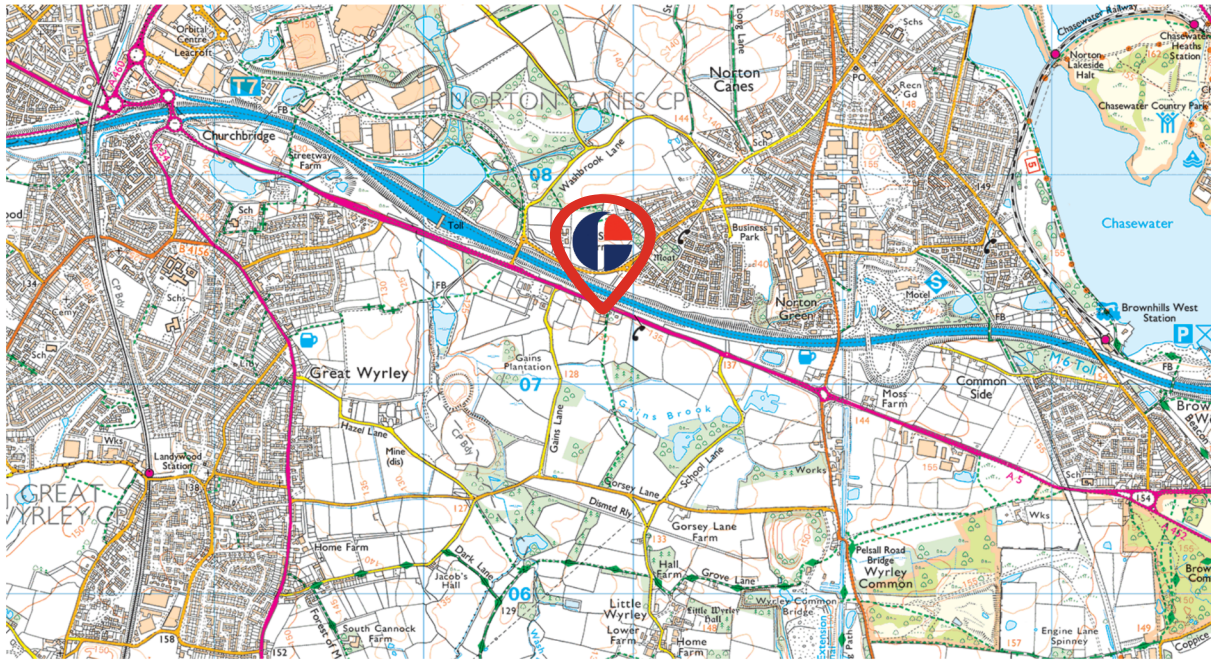
Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

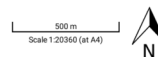
VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Former Fleur De Lys Site, Staffordshire



Produced on Aug 14, 2023.
© Crown copyright and database right 2023 (licence number 100059532)



Approximate Travel Distances



Locations

- Cannock - 4.1 miles
- M6 Junction 11 - 3.7 miles



Nearest Station

- Cannock - 3.1 miles



Nearest Airport

- Birmingham International - 27 miles



Viewings



Mike Price



0121 567 7882



07909 596 051



mike.price@fishergerman.co.uk



Arjun Delay



0121 561 7884



07966 469 240



arjun.delay@fishergerman.co.uk

fishergerman.co.uk

Please Note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated August 2023. Photographs dated February 2020.

