



BY INSTRUCTIONS OF DEXTER ESTATES LIMITED

**Town Centre  
Retail Premises  
To Let  
in  
Rugeley**



- **No. 2a Brook Square, Rugeley, Staffordshire, WS15 2DR**
- **1,760 sq.ft. (163.49 sq.m.)**
- **Retail area - 575 sq.ft. (53.42 sq.m.)**
- **Available for immediate occupation**
- **Close to Savers, Boots, Costa Coffee, Peacock, Coral and Specsavers**
- **Opposite Greggs, Admiral and Nationwide**
- **Business rates free subject to tenant qualification**

## LOCATION

The property is prominently situated in Rugeley town centre on the west side of Brook Square at its junction with Lower Brook Street and close to several national multiple retailers including SAVERS, GREGGS, BOOTS, COSTA COFFEE, SPECSAVERS and CORAL.

## DESCRIPTION

The property forms part of a block of two units of three-storey flat-roofed brick construction and provides a retail area on the ground floor with an aluminium framed glazed display window fitted along with stockroom and staff facilities at first and second floor levels.

The unit has previously been used as a branch of British Heart Foundation as a charity shop but would be suitable for a wide variety of alternative trading usages subject to any planning consent considered appropriate by the relevant local authority.

**ACCOMMODATION** (all dimensions and areas referred to in these particulars are approximate)

DESCRIPTION	IMPERIAL	METRIC
Net Frontage	16ft. 3in.	4.97m.
Ground Floor Sales Area	575 sq.ft.	53.41 sq.m.
First Floor Stockroom	390 sq.ft.	36.23 sq.m.
Second Floor Stockrooms, Offices and Staff facilities	795 sq.ft.	73.85 sq.m.
<b>TOTAL NET FLOOR AREA</b>	<b>1,760 SQ.FT.</b>	<b>163.49 SQ.M.</b>
<b>EXTERNAL</b> shared rear servicing area.		

## SERVICES

All mains services are connected. The premises are centrally heated by hot water radiators fed by a gas-fired boiler.

## ASSESSMENTS

The local authority for rating purposes is Cannock Chase Council. The rateable value of the property has been assessed at £11,000 with no uniform business rates payable subject to tenant qualification. These details have been based on the information provided by the Valuation Office's website and should be double-checked by any party intending to enter any commitment that relies on their accuracy.

## EPC

The Energy Performance Certificate issued for the property indicates an EPC Rating of 54 within Band C. A full certificate with recommendations will be provided on request.

## TERMS

The premises are available on a new full repairing lease for a term to be agreed at a commencing rental of **£12,000** per annum exclusive of rates with upward only reviews to be at five yearly intervals. The landlord insures the property and then recharges the tenant the cost thereof. VAT is applicable in this instance.

## LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the preparation of the lease and the counterpart lease, together with any Stamp Duty and VAT due thereon.

## VIEWING

By arrangement with the Agents' Stafford offices.

The premises are offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

**BP/4175**

02.07.2026