



COMMERCIAL INDUSTRIAL PROPERTY CONSULTANTS

**RETAIL PREMISES**  
**TO LET**  
**IN**  
**RUGELEY**  
**TOWN CENTRE**



- \* TOTAL NET FLOOR AREA – 995 SQ.FT. (92.44 SQ.M.) \*
- \* SUITABLE FOR A VARIETY OF A1 (RETAIL) OR A2 (PROFESSIONAL & FINANCIAL SERVICES) PURPOSES \*
- \* AVAILABLE FOR IMMEDIATE OCCUPATION \*

**ADDRESS** NOS. 5/6 BOW STREET, RUGELEY, STAFFORDSHIRE, WS15 2BT.

**LOCATION** The property is situated in a secondary trading position in Rugeley town centre on the south side of Bow Street, between its junctions with Market Square and Elmore Lane.

**DESCRIPTION** The property forms part of a three-storey building of brick and tile construction and provides a ground floor lock-up retail unit with a timber and glazed shop front installed.

Originally two units, these were combined some years ago for use as a betting shop but would be suitable for a wide variety of alternative retail purposes and for non-retail use subject to any planning consent considered appropriate by the relevant local authority.

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

	<b>DESCRIPTION</b>	<b>NET FLOOR AREA (SQ.FT.)</b>	<b>NET FLOOR AREA (SQ.M.)</b>
<b>GROUND FLOOR</b>	Retail area	900	83.61
	Kitchen	95	8.82
	W.C. facility	-	-
	<b>TOTAL NET FLOOR AREA</b>	<b>995</b>	<b>92.43</b>
<b>EXTERNAL</b> shared rear service area with vehicular access from Elmore Lane.			

**SERVICES** Mains water, electricity and drainage are connected.

**ASSESSMENTS** Local Authority - Cannock Chase Council

Rateable Value : £5,400

Uniform Business Rates payable per annum (2013/14) : £2,543.40

**TERMS** The premises are available on a new internal repairing lease for a term to be agreed at a commencing rental of **£9,250** per annum exclusive of rates, and VAT if applicable, with upward only reviews to be at three yearly intervals. The landlord maintains the exterior of the property and insures the premises and then recharges the tenant the apportioned cost thereof.

**EPC** The Energy Performance Certificate issued for this property indicates an Asset Rating of 82 within Band D. A full certificate with recommendations will be provided on request.

**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/3741**  
10/06/13