



First Floor Office Suites To Let in Rugeley Town Centre



- **Suites Nos. 1 & 2, Nos. 5-7 Upper Brook Street, Rugeley, Staffordshire, WS15 2DP**
- 2,004 sq.ft. (186.14 sq.m.) or divided to provide
- Suite No. 1 - 1,297 sq.ft. (120.49 sq.m.)
- Suite No. 2 - 456 sq.ft. (42.36 sq.m.)
- Carpeting, Category II lighting and blinds fitted
- Competitive rentals
- Rates free from April 2018, subject to tenant qualification

LOCATION

The premises are situated in Rugeley town centre on the east side of Upper Brook Street between its junctions with Brook Square and Horsefair. Rugeley is a small market town located approximately eight miles south-east from Stafford, seven miles north-east from Cannock and seven miles north-west from Lichfield with those towns having rapid access connections to the national motorway network.

DESCRIPTION

The premises form part of a three-storey building of flat roofed construction with brick and hanging tile elevations and provide two retail units on the ground floor with independent access to separate office suites at first and second floor levels.

The centrally-heated areas now available were originally designed in an open-plan format, but with some partitioning now installed, with shared use of male and female W.C. facilities at each level. The accommodation is likely to be of particular interest to those commercial and professional users requiring conveniently located town centre space with the benefit of good public access.

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

FLOOR	DESCRIPTION	NET FLOOR AREA (SQ.FT.)	NET FLOOR AREA (SQ.M.)
GROUND	Entrance	-	-
FIRST	Suite No. 1 (front) partitioned into five rooms Suite No. 2 (rear) providing an open-plan area Male W.C. facility	1,297 456 -	120.49 42.36 -
SECOND	Female W.C. facility	-	-
	TOTAL NET FLOOR AREA (WHEN COMBINED)	2,004	186.14

SERVICES

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

ASSESSMENTS

The local authority for rating purposes is Cannock Chase Council. Suite No. 1 is currently assessed at £4,400 with uniform business rates of £2,120 per annum due with Suite No. 2 currently assessed at £4,450 with annual uniform business rates payable of £2,136. Subject to certain qualifying criteria, no uniform business rates will be payable for the year ending March 2019. 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 into any commitment that relies on their accuracy.

EPC

The Energy Performance Certificate issued for these premises indicates an Asset Rating of 86 within Band D. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on new internal repairing leases for terms to be agreed with upward only rent reviews to be at three yearly intervals. VAT is not applicable in this instance. An apportioned service charge is levied by the landlord to cover the cost of the maintenance of the exterior of the property and the cleaning, lighting and maintenance of the common internal areas.

RENTALS

Suites Nos. 1 & 2 (combined) - £10,000 per annum
or available separately at
Suite No. 1 - £6,500 per annum
Suite No. 2 - £2,750 per annum

LEGAL COSTS

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

VIEWING

By arrangement with the Agents' Stafford offices or through the Birmingham offices of the joint agents, Pennycuick Collins, 54 Hagley Road, Birmingham, B16 8PE. Contact: Richard Bache. Tel: 0121 456 1700. Website: www.pennycuick.co.uk
Email: Richard.Bache@pennycuick.co.uk

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/3380 20.08.2018

Millar Sandy Limited (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice :- (a) that these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (b) that they cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (c) that no employee of Millar Sandy (or their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; (d) that rents, prices, premiums and service charges may be subject to VAT in addition; (e) that Millar Sandy (and their Joint Agents where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (f) that the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers or tenants should satisfy themselves as to the fitness of such items for their requirements