



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



- **No. 10 Brook Square, Rugeley, Staffordshire, WS15 2DR**
- **1,565 sq.ft. (145.39 sq.m.)**
- **Net retail area - 830 sq.ft. (77.11 sq.m.)**
- **Available for early occupation**
- **Corner position with extensive return frontage**
- **Close to WH Smith, Specsavers, Boots, Coral, Thomas Cook**

LOCATION

The property is prominently situated in Rugeley town centre on the west side of Brook Square, close to its junction with Upper Brook Street and a number of national multiple retailers including WH SMITH, SPECSAVERS, BOOTS, THOMAS COOK and CORAL.

DESCRIPTION

The property forms part of a development of five units and is of two-storey flat-roofed brick construction providing a retail area on the ground floor, which has been partitioned to accommodate an office and stockroom space, and staff, storage and W.C. facilities at first floor level. Aluminium and glazed display windows are fitted to the front and extensive return.

The premises have previously been used for the sale of fashion accessories and as a charity shop but would be suitable for a wide variety of alternative trading or possibly for non-retail usage subject to any planning consent considered appropriate by the local authority.

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

	IMPERIAL	METRIC
Gross Frontage	16ft.7ins.	5.05m.
Net Frontage	16ft.5ins.	5.00m.
Return Frontage	49ft.9ins.	15.16m.
Shop Depth	50ft.	15.24m.
Ground Floor Sales Area	830 sq.ft.	77.11 sq.m.
First Floor Ancillary Area	735 sq.ft.	68.28 sq.m.
TOTAL NET FLOOR AREA	1,565 SQ.FT.	145.39 SQ.M.

SERVICES

Mains water, electricity and drainage are connected.

ASSESSMENTS

The local authority for rating purposes is Cannock Chase Council. The rateable value of the property has been assessed at £14,000 with an estimated uniform business rates payable of £6,720 per annum for the year ending in March 2019. Please note that the rates payable calculation may vary as a consequence of transitional relief provisions. 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 the property indicates an Asset Rating of 66 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 **£15,000** per annum exclusive of rates, and VAT if applicable, with upward only reviews to be at five yearly intervals. The landlord insures the property and then recharges the tenant the cost thereof. A service charge provision also applies.

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/3673

02.10.2018

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