

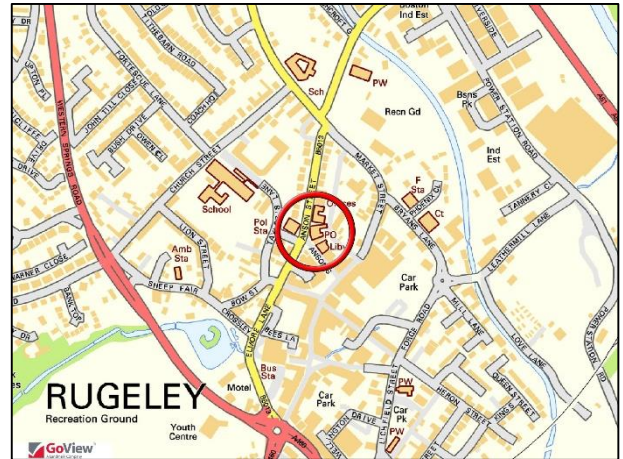


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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Prominently Situated Commercial Property To Let in Rugeley



The Former Rugeley Post Office, No. 18 Anson Street, Rugeley, Staffordshire, WS15 2BE

- 1,965 sq.ft. (182.56 sq.m.)
- Prominent building
- Busy market town
- Potential for retail, office, restaurant, café and community type of uses

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LOCATION

The property is situated in Rugeley town centre in a prominent corner position at the junction of Anson Street with Elmore Lane. Rugeley is a small market town located in Mid-Staffordshire lying approximately ten miles south-east from Stafford, eight miles north-west from Lichfield and seven miles north-east from Cannock.

Anson Street forms part of the central pedestrianised area on the fringe of the town's main shopping thoroughfare and is characterised by a mixture of small scale retailing and non-retailing uses dominated by local traders. There is a limited number of national multiple traders in the town centre with Boots, WH Smith, Costa Coffee and Greggs as some of the few represented and concentrated on Lower Brook Street and Brook Square. Trading in the town centre is underpinned by the presence of a Morrisons supermarket.

DESCRIPTION

The property is of largely single-storey brick construction with a pitched tile roof and was previously used as the town's main post office. The building has a traditional "municipal" appearance with a non-typical retail frontage theoretically capable of alteration to provide a glazed shop front subject to there being no heritage retention issues given that, whilst not a listed building, it does lie within the central conservation area.

The premises provide a large centrally-heated public open area currently fitted with counter positions together with ancillary accommodation at the rear and there is time-limited on-street parking on Elmore Lane at the front. There are a number of accessible public paid for car parks in the town centre.

The property is suitable for a variety of uses including retail, office, restaurant, café or community subject to any planning approvals and conditions required by the relevant local authority. Any interested parties are encouraged to make their own enquiries.

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

	DESCRIPTION	NET FLOOR AREA (SQ.FT.)	NET FLOOR AREA (SQ.M.)
GROUND FLOOR	Retail area	1,420	131.93
	Ancillary area including kitchen, offices and store room	545	50.63
	TOTAL NET FLOOR AREA	1,965	182.56

SERVICES

All mains services are connected.

ASSESSMENTS

The local authority for rating purposes is Cannock Chase Council. The property is yet to be separately assessed for uniform business rates purposes.

EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 76 within Band D. A full certificate with recommendations will be provided on request.

TENANCY

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, with upward only reviews to be at three yearly intervals. The landlord will insure the building and then recharge the cost thereof to the tenant.

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 property is offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/3812

11/01/16