

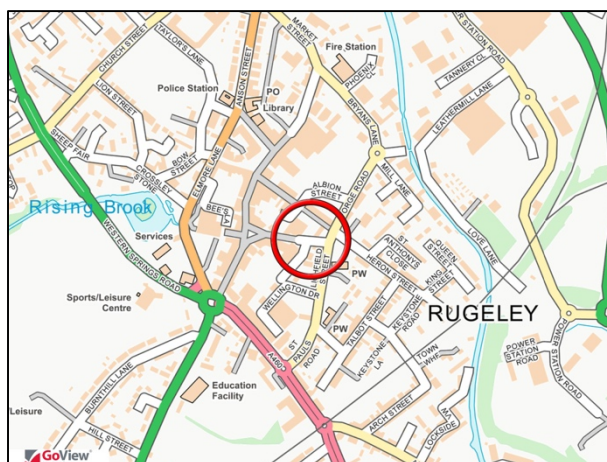
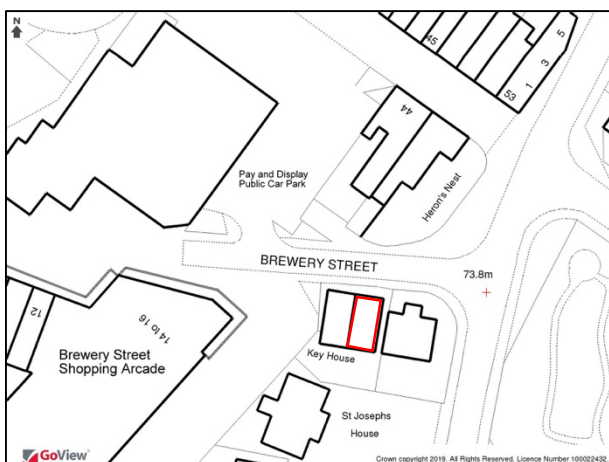


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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www.millarsandy.com

**Retail Unit
with Hot Food Takeaway Consent
To Let
in
Rugeley
Town Centre**



- **Unit No. 1, Key House, Brewery Street, Rugeley, Staffordshire, WS15 2BY**
- **470 sq.ft. (43.66 sq.m.)**
- **Central location**
- **Suitable for a variety of retail purposes**
- **Planning consent for hot food takeaway use**
- **Rates free from April 2019, subject to qualification**

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LOCATION

The property is situated in a secondary trading position in the town centre at the end of the main shopping thoroughfare and on the south side of Brewery Street close to its junction with Forge Road and Lichfield Road. The area is characterised by a mixture of local retail and non-retail trades. A pay and display public car park is directly opposite.

DESCRIPTION

The property comprises a ground floor lock-up shop forming part of a two-storey semi-detached building of brick and tile construction proving two retail units and with a timber and glazed shop front installed.

The premises have previously been used for Indian hot food takeaway purposes and are fitted out for that use but would be suitable for a variety of alternative retail purposes or another non-retail use subject to any planning consent considered appropriate by the relevant local authority.

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

	DESCRIPTION	NET FLOOR AREA (SQ.FT.)	NET FLOOR AREA (SQ.M.)
GROUND FLOOR	Retail area with kitchen and preparation facilities WC facility	470 -	43.66 -
	TOTAL NET FLOOR AREA	470	43.66
EXTERNAL surfaced enclosed rear yard area for bin storage.			

SERVICES

All mains services are connected.

ASSESSMENTS

The local authority for rating purposes is Cannock Chase Council. The rateable value is £7,700 with no uniform business rates payable for the year ending March 2019 subject to certain occupier qualifying criteria. 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 this property indicates an Asset Rating of 83 in Band D. A full certificate with recommendations will be provided on request.

TOWN PLANNING

Planning Consent No. CH/03/0463, issued by Cannock Chase Council on the 6th August 2003, currently covers the previous use for hot food takeaway purposes and the attendant extraction. The standard conditions apply but there is an hours of use restriction limited to operation between 08.00 am and 12.00 pm Monday to Saturday and between 10.00 am and 11.00 pm on Sunday.

TERMS

The premises are available on a new effectively full repairing lease for a term to be agreed at a rental of **£8,950** per annum exclusive of rates, and VAT if applicable, with upward only reviews to be at three yearly intervals. The landlord will insure the building and then recharge the tenant the appropriate apportioned cost thereof. If required, the catering equipment currently in situ can be taken to by the ingoing tenant on certain terms.

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/4104

21.01.2019