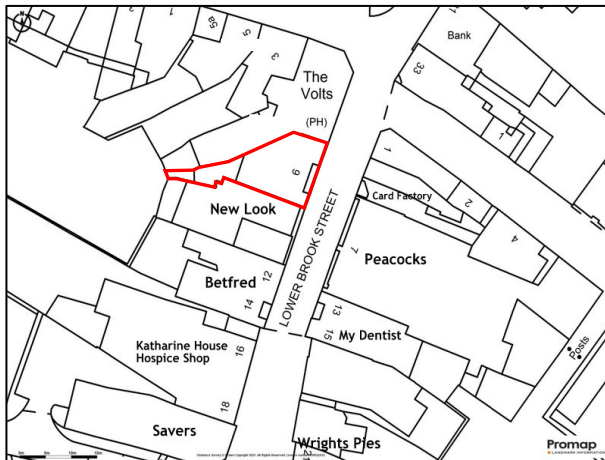




**Prominently Situated
Retail Premises
To Let
in
Rugeley Town Centre**



- **No. 6 Lower Brook Street, Rugeley, Staffordshire, WS15 2DF**
- **3,355 sq.ft. (311.67 sq.m.)**
- **Retail area - 1,415 sq.ft. (131.45 sq.m.)**
- **Available for immediate occupation**
- **Previously a branch of Costa Coffee**
- **Adjacent to New Look**
- **Opposite Card Factory and Peacocks**
- **Close to British Heart, Savers, Greggs, Betfred, Wrights Pies and Nationwide**

LOCATION

The property is prominently situated in Rugeley town centre on the west side of Lower Brook Street between its junctions with Brook Square and Market Square and close to a number of national multiple retailers including NEW LOOK, CARD FACTORY, PEACOCKS, BETFRED, BRITISH HEART, SAVERS, GREGGS and WRIGHTS PIES.

DESCRIPTION

The property forms part of a terraced row of buildings and is of three-storey brick and tile construction providing an extensive retail area on the ground floor, fitted with a timber and glazed shopfront, together with staff, storage and ancillary facilities at first and second floor levels.

The unit has previously been used as a branch of Costa Coffee but would be suitable for a wide variety of alternative types of trading subject to any planning consent considered appropriate by the relevant local authority.

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

DESCRIPTION	IMPERIAL	METRIC
Net Frontage	36 ft.	10.97 m.
Maximum Width	32 ft.	9.75 m.
Maximum Depth	46 ft.	14.02 m.
Ground Floor Sales Area with Storeroom, Plant Room and WC	1,415 sq.ft.	131.45 sq.m.
First Floor Stockroom/Staffroom/Kitchen Area and WCs	855 sq.ft.	79.42 sq.m.
Second Floor Storage	1,085 sq.ft.	100.79 sq.m.
TOTAL NET FLOOR AREA	3,355 SQ.FT.	311.66 SQ.M.
EXTERNAL servicing access from the rear.		

SERVICES

Mains water, electricity and drainage are connected. Air-conditioning serves the ground floor retail part.

ASSESSMENTS

The local authority for rating purposes is Cannock Chase Council. The rateable value of the property has been assessed at £29,000 with an estimated uniform business rates payable of £14,471 for the year ending in March 2022. 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 100 within Band D. 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 **£25,000** 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.

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/4175

01.10.2021