

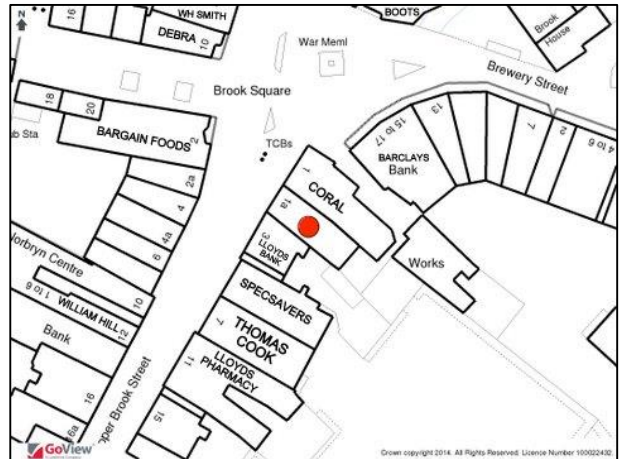


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

Retail Premises To Let In Rugeley Town Centre



- **No. 1a Upper Brook Street, Rugeley, Staffordshire, WS15 2DP**
- Net retail area - 885 sq.ft. (82.22 sq.m.)
- Total net floor area - 1,340 sq.ft. (124.49 sq.m.)
- Suitable for a variety of retail and non-retail trades
- Close to Specsavers, Lloyds Bank, Coral, WH Smith
- Barclays, Thomas Cook, Boots and Lloyds Pharmacy close by

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

TEL: 01785 244400 FAX: 01785 244901

mailbox@millarsandy.com www.millarsandy.com

LOCATION

The property is prominently situated in Rugeley town centre on the east side of Upper Brook Street, close to its junction with Brook Square, between CORAL and LLOYDS BANK, and near to a number of national multiple retailers including W H SMITH, BARCLAYS BANK, THOMAS COOK, SPECSAVERS, BOOTS and LLOYDS PHARMACY.

DESCRIPTION

The property forms part of a development of two units and is of two-storey flat-roofed brick construction providing a retailing area on the ground floor with staff, stockroom and W.C. facilities at first floor level.

An aluminium and glazed shop front with a recessed entrance protected by manually-operated security shutters is fitted and access for loading and unloading purposes is from the rear.

The premises have previously been used for the sale of menswear 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 relevant local authority.

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

	IMPERIAL	METRIC
Gross Frontage	18ft.	5.49m.
Net Frontage	17ft.6ins.	5.33m.
Ground Floor - Sales Area	885 sq.ft.	82.22 sq.m.
First Floor - Ancillary Area	455 sq.ft.	42.27 sq.m.
TOTAL NET FLOOR AREA	1,340 SQ.FT.	124.49 SQ.M.

SERVICES

Mains water, electricity and drainage are connected.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property is £13,250 with uniform business rates payable of £6,585.25 for the year ending March 2017. 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 133 within Band F. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed at a commencing rental of **£12,500** per annum exclusive of rates, and VAT if applicable, with upward only reviews to be at five yearly intervals.

LEGAL COSTS

The incoming tenant is to be responsible for both parties' 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 Millar Sandy's Stafford Offices or through the Joint Agents, Pennycuick Collins, 54 Hagley Road, Birmingham, B16 8PE. Tel: 0121 456 1700. Website: www.pennycuick.co.uk Email: Ross.Bendall@pennycuick.co.uk

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/3682

12/04/16