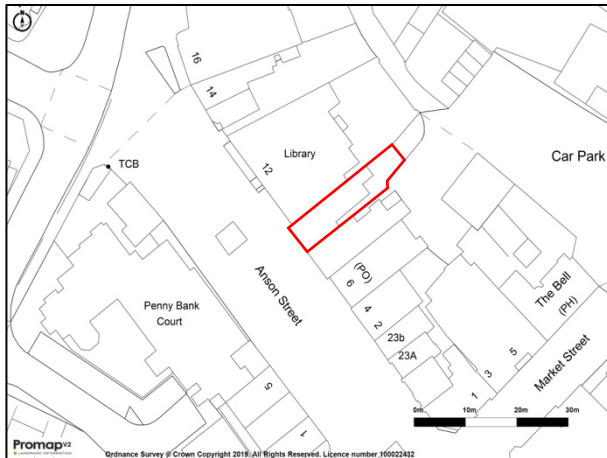




**Prominently Situated
Retail Premises
For Sale or To Let
in
Rugeley Town Centre**



- **No. 10 Anson Street, Rugeley, Staffordshire, WS15 2BB**
- **755 sq.ft. (70.13 sq.m.)**
- **Additional first and second floor flat providing a net 790 sq.ft. (73.39 sq.m.)**
- **Available for early occupation**
- **Close to Post Office and Library**
- **Rear parking space**
- **Limited on-street parking close by on Elmore Lane**
- **Rates free subject to tenant qualification**
- **Flat requires complete refurbishment**

LOCATION

The property is situated in the Rugeley town centre conservation area on the north side of Anson Street between its junctions with Elmore Lane and Market Place. 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 are a number of national multiple traders in the town centre with Iceland, Boots, Costa Coffee, New Look, Peacocks and Greggs as some of those represented and concentrated on Lower Brook Street and Brook Square. The post office is two doors away and the town's library is next door. Trading in the centre is underpinned by the presence of a Morrisons supermarket and a Wilko store.

DESCRIPTION

The premises provide a retail unit forming the ground floor of a three-storey brick and tile building enlarged at the rear by way of a single-storey extension with a self-contained former flat occupying the upper levels and requiring complete refurbishment.

A timber and glazed Georgian-style shop front is fitted with the retail space previously used as a children's and baby shop but suitable for a wide variety of alternative retail or non-retail trading usage subject to any planning consent considered appropriate by the local authority.

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

FLOOR	DESCRIPTION	IMPERIAL	METRIC
Ground	Gross Frontage	19ft.	5.79m.
	Net Frontage	18ft.	5.48m.
	Shop Depth	46ft. 9ins.	14.25m.
	Sales Area	670 sq.ft.	62.24 sq.m.
	Ancillary Area	85 sq.ft.	7.89 sq.m.
	TOTAL NET FLOOR AREA	755 SQ.FT.	70.13 SQ.M.
First	Three rooms and kitchen extending to 585 sq.ft. (54.34 sq.m.)		
Second	Two rooms and bathroom extending to 205 sq.ft. (19.04 sq.m.)		
EXTERNAL gravel surfaced car parking area at rear leading to staircase access to the flat.			

SERVICES

Mains water, electricity, including a three-phase power supply, and drainage are connected.

ASSESSMENTS

The local authority for rating purposes is Cannock Chase Council. The rateable value of the commercial part of the property has been assessed at £7,300. Subject to certain occupier qualifying criteria, no uniform business rates are payable for premises with an assessment below £12,000. 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 commercial part of the property indicates an Asset Rating of 71 within Band C. The upper floor accommodation is rated at 91 within Band G. Full certificates with recommendations will be provided on request.

PRICE

Offers in the region of **£225,000** are invited for the benefit of the freehold interest. As an alternative, the owner is prepared to consider the separate leasing of the commercial and residential parts on terms to be agreed. VAT is not applicable in this instance.

LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the sale or the preparation of any lease and 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 unsold or unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/4137 20.09.2021

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