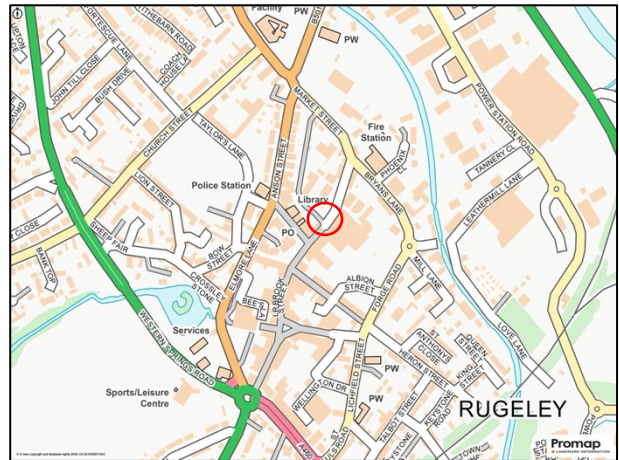
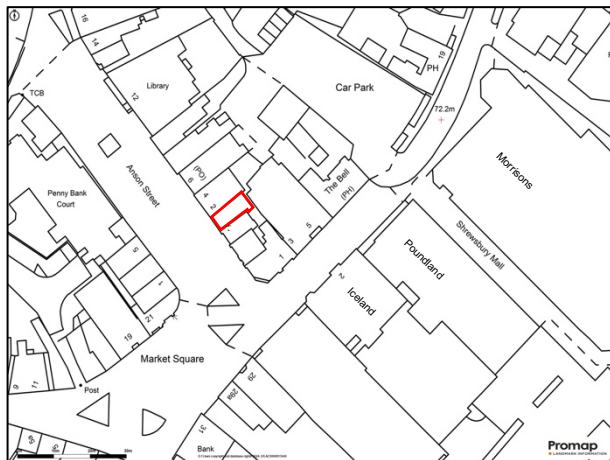




**Retail Unit
To Let
in
Rugeley
Town Centre**



- **No. 23a Market Square, Rugeley, Staffordshire, WS15 2BN**
- **330 sq.ft. (30.65 sq.m.)**
- **Central location**
- **Suitable for a variety of niche retailing purposes**
- **Competitive rental**
- **Rates free subject to tenant qualification**
- **Close to Post Office, Library, Iceland, Poundland and Morrisons**
- **Car parking close by (limited stay)**
- **Immediately available**

LOCATION

The property is situated in a secondary trading position in the town centre just off the main shopping thoroughfare and on the north side of Market Square at junction with Anson Street. The area is characterised by a mixture of local retail and non-retail trades. The Post Office and Library are close by as are branches of Morrisons, Iceland and Poundland.

DESCRIPTION

The property comprises part of the ground floor of a three-storey building of brick and tile construction and provides a lock-up retail unit with a timber and glazed shop front installed.

The premises have previously been used for the sale of lingerie configured on two levels with fitting rooms still in situ and would be suitable for a variety of alternative retail purposes or possibly for non-retail use subject to any planning consent considered appropriate by the relevant local authority, but hot food uses will not be considered by the landlord.

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

| FLOOR | DESCRIPTION | SQ.FT. | SQ.M. |
|----------|------------------------------------|------------|--------------|
| GROUND | Retail area | 160 | 14.86 |
| | Fitting Rooms/Storerooms | 125 | 11.61 |
| | Kitchen | 45 | 4.18 |
| | WC facility | | - |
| | TOTAL NET FLOOR AREA | 330 | 30.65 |
| EXTRENAL | Rear access leading to passageway. | | |

SERVICES

Mains water, electricity and drainage are connected.

ASSESSMENTS

The local authority for rating purposes is Cannock Chase Council. The rateable value is £2,950 with no uniform business rates payable for the year ending March 2025 subject to certain 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 confirms an Asset Rating of 70 within Band C. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on a new internal repairing lease, with that to include responsibility for the shop front, for a term to be agreed at a rental of **£3,950** per annum exclusive of rates with upward only reviews to be at three yearly intervals. The landlord will insure the building and then recharge the tenant the appropriate cost thereof. VAT is not applicable on the rental in this instance.

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/4230

17.04.2024