



COMMERCIAL INDUSTRIAL PROPERTY CONSULTANTS

RETAIL PREMISES
TO LET
IN
RUGELEY
TOWN CENTRE



*** TOTAL NET FLOOR AREA - 640 SQ.FT. (59.46 SQ.M.) ***
*** NET RETAIL AREA - 350 SQ.FT. (32.52 SQ.M.) ***
*** SUITABLE FOR A VARIETY OF RETAIL AND NON-RETAIL TRADES ***

ADDRESS NO. 12 BROOK SQUARE, RUGELEY, STAFFORDSHIRE, WS15 2DR.

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

DESCRIPTION The property forms part of a development of five 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 protected by an electrically-operated security shutter is fitted.

The premises have previously been used for the sale of fashionwear but would be suitable for a wide variety of alternative trading or possibly for non-retail usage subject to any required planning consent.

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

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

	DESCRIPTION	NET FLOOR AREA (SQ.FT.)	NET FLOOR AREA (SQ.M.)
GROUND FLOOR	Retail area	350	32.52
FIRST FLOOR	Staffroom, stockroom and W.C. facilities	290	26.94
	TOTAL NET FLOOR AREA	640	59.46
EXTERNAL shared servicing area providing access for loading and unloading.			

SERVICES Mains water, electricity and drainage are connected.

ASSESSMENTS Local Authority - Cannock Chase Council

The rateable value of the property has been assessed at £6,600 with uniform business rates payable of £3,181.20 for the year ending March 2015.

EPC The Energy Performance Certificate issued for this property indicates an Asset Rating of 127 within Band F. A full certificate with recommendations will be provided on request.

TERMS The premises are available on a new internal repairing lease for a term to be agreed at a commencing rental of **£8,000** per annum exclusive of rates, and VAT if applicable, with upward only reviews to be at three yearly intervals. The landlord will maintain the exterior and insure the property and then recharge 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.

JOINT AGENTS Bond Wolfe, 8th Floor, West Plaza, High Street, West Bromwich, West Midlands, B70 6JJ. Tel: 0121 525 0600. Fax: 0121 525 8660. Contact: Mr P Bassi. Email: pbassi@bondwolfe.net

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/3844
01/08/14