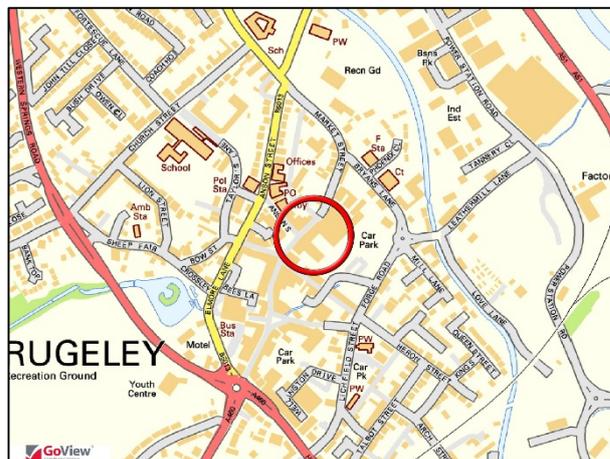
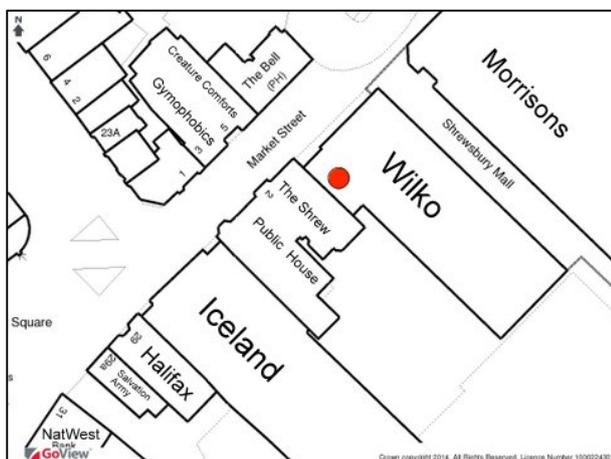




COMMERCIAL INDUSTRIAL PROPERTY CONSULTANTS

## Retail Premises To Let in Rugeley Town Centre



- **Unit No. 8, Shrewsbury Arms Shopping Centre, Market Street, Rugeley, Staffordshire, WS15 2JT**
- 715 sq.ft. (66.42 sq.m.)
- Next to Wilko
- Suitable for a variety of retail and non-retail trades
- Close to Morrisons, Iceland, NatWest and Halifax Banks

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

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## LOCATION

The property is prominently situated in Rugeley town centre on the south side of Market Street, between its junctions with Anson Street and Shrewsbury Mall, adjacent to WILKO and close to a number of national multiple retailers including MORRISONS and ICELAND.

## DESCRIPTION

The property forms part of a larger development and is of two-storey brick and tile construction providing a retail area on the ground floor with partitioned office and storage space, refreshment point and a WC facility together with additional stockroom and partitioned office areas at first floor level.

An aluminium and glazed shop front is fitted, along with air-conditioning, suspended ceilings with Category 2 recessed lighting and carpeting.

The premises have previously been used as an opticians but would be suitable for a wide variety of alternative trading purposes or possibly for non-retail use subject to any required planning consent.

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

|  | IMPERIAL          | METRIC             |
|--|-------------------|--------------------|
| Gross Frontage   | 16ft.11ins.       | 5.16m.             |
| Net Frontage   | 16ft.11ins.       | 5.16m.             |
| Ground Floor retail area                                 | 525 sq.ft.        | 48.77 sq.m.        |
| First Floor ancillary                                    | 190 sq.ft.        | 17.65 sq.m.        |
| <b>TOTAL NET FLOOR AREA</b>                              | <b>715 sq.ft.</b> | <b>66.42 sq.m.</b> |
| <b>EXTERNAL</b> rear loading from shared servicing area. |                   |                    |

## SERVICES

Mains water, electricity and drainage are connected.

## ASSESSMENTS

The Local Authority for rating purposes is Cannock Chase Council. The rateable value of the property has been assessed at £10,250 with uniform business rates payable of £4,940.50 for the year ending March 2015.

## EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 81 within Band D. 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 **£9,950** per annum exclusive of rates, and VAT if applicable, with upward only reviews to be at three yearly intervals.

## 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/3847**

22/09/14

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