



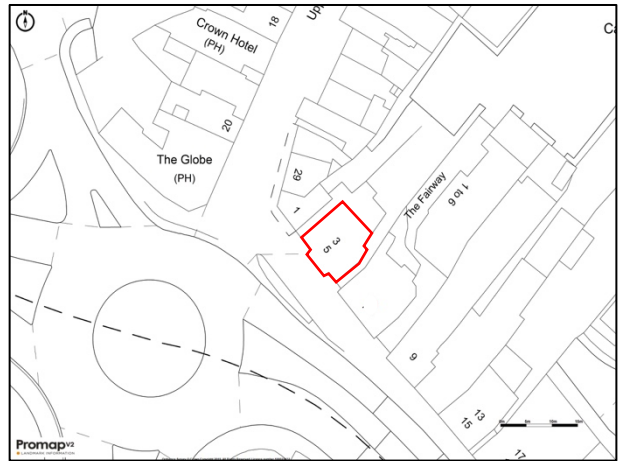
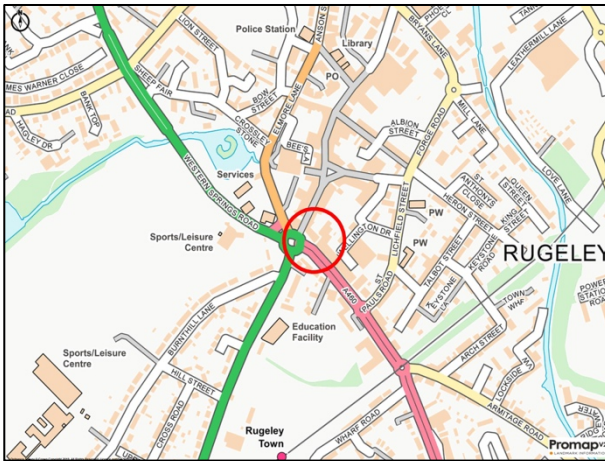
**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

BY INSTRUCTIONS OF SABRENGROVE LIMITED

**Prominently Situated  
Retail Premises  
To Let  
in  
Rugeley**



- **No. 5 Horsefair, Rugeley, Staffordshire, WS15 2EJ**
- **825 sq.ft. (76.64 sq.m.)**
- **Main road position**
- **Suitable for a variety of alternative retail trades**
- **Previously used as an estate agents**
- **Staff parking at rear**
- **Rates free subject to occupier qualification**

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## LOCATION

The property is prominently situated in Rugeley town centre on the east side of the A51 Horsefair, close to its junction with Upper Brook Street and fronting a major roundabout located at the confluence of routes leading to Hednesford, Stafford and Lichfield.

## DESCRIPTION

The premises form part of a three-storey brick and tile building and provide a ground floor retail unit with separately let residential accommodation above.

The shop has been used for a number of years as an estate agency and would be suitable for a wide variety of alternative retail purposes or possibly for a non-retail use subject to any planning consent considered appropriate by the relevant Local Authority.

Prospective tenants should be aware that hot-food takeaway uses will not be considered by the landlord.

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

FLOOR	DESCRIPTION	NET FLOOR AREA (SQ.FT.)	NET FLOOR AREA (SQ.M.)
GROUND	Retail area	650	60.39
	Kitchen	175	16.26
	WC facilities	-	-
<b>TOTAL NET FLOOR AREA</b>		<b>825</b>	<b>76.65</b>

EXTERNAL surfaced parking area providing one staff space at the rear.

## 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 is £11,750 with no uniform business rates payable for the year commencing in April 2019 subject to certain occupier 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 indicates an Asset Rating of 110 within Band E. 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 **£9,950** per annum, exclusive of rates, and VAT if applicable, with upward only reviews to be at three yearly intervals. The landlord will undertake external repairs and insure the property and then recharge the tenant the apportioned cost thereof.

## LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the preparation of the 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 unlet.

## VACANT POSSESSION WILL BE GIVEN ON COMPLETION

**BP/3569**

02.01.2020