



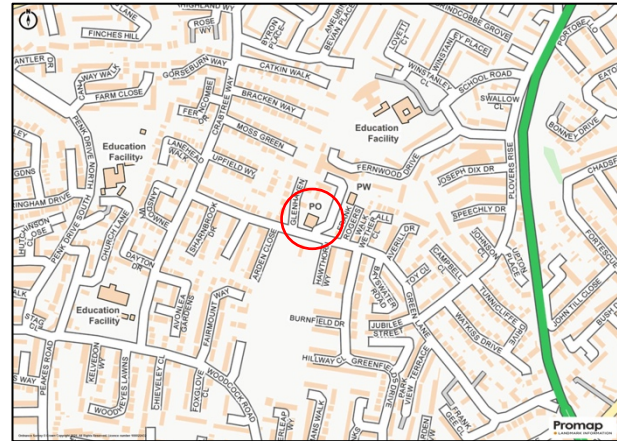
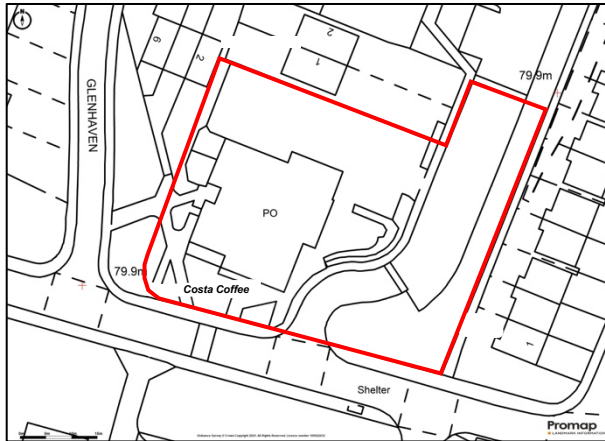
MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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BY INSTRUCTIONS OF BDS PROPERTIES (UK) LIMITED

**Freehold Convenience Store
Investment
For Sale
in
Rugeley**



- **The Former Moderation, Green Lane, Rugeley, Staffordshire, WS15 2GS**
- **4,115 sq.ft. (382.28 sq.m.)**
- **Prominent roadside position**
- **Serving a densely populated residential area**
- **Located at the entrance to a neighbourhood parade**
- **Let to A F Blakemore and Son Limited trading as “Spar”**
- **Nineteen space customer and staff car park**

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LOCATION

The property is prominently situated in the densely populated Springfields residential area and located on the north side of Green Lane between its junctions with Hawthorn Way and Glenhaven, at the entrance to the Fernwood Drive Neighbourhood Shopping Parade and about one mile north-west from Rugeley Town Centre.

DESCRIPTION

Originally the Moderation Public House, the property was redeveloped in 2014 to provide a convenience store and is of part single, part two-storey brick construction with a roof in tile designed to provide extensive L-shaped retail space on the ground floor with ancillary accommodation at mezzanine level. Customer access is through an aluminium framed glazed door from a surfaced car park leading off a shared service road.

The property is currently subject to a lease to A F Blakemore and Son Limited trading as a "Spar" outlet and its availability offers an ideal opportunity for a purchaser to acquire a freehold investment of a type that appears infrequently on the local market.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
Ground	Retail sales area	2,875	267.08
	Ancillary areas including stockroom, staff, kitchen, preparation and WC facilities	1,240	115.20
First	Unused	-	-
TOTAL NET FLOOR AREA		4,115	382.28

EXTERNAL tarmac surfaced car parking area providing approximately nineteen customer and staff spaces and landscape features.

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 £51,000. 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 property indicates an Asset Rating of 52 within Band C. A full certificate with recommendations will be provided on request.

TENANCY

The premises are subject to a fifteen year full repairing and insuring lease dating from the 6th October 2014 with upward only index-linked five year rent reviews. The current rental is **£62,270** per annum effective from the October 2019 review date. The lease is subject to a break option exercisable on the 6th October 2024 by the tenant at six months' notice. VAT is applicable in this instance.

COVENANT

A F Blakemore and Son Limited is one of the largest family-owned businesses in the UK with retail, wholesale distribution, food service, logistics, specialist food and shopfitting divisions. The company reported its overall sales for the financial year ending 30 April 2020 at £1.05bn with profits of £6.1M and net assets of £85.7M.

PRICE

Offers in the region of **£875,000** are invited for the benefit of the freehold interest. VAT is applicable in this instance but it is anticipated that the sale will be dealt with as a transfer of a business as a going concern (TOGC).

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 unsold. Confirmation of the tenure will be provided by the vendor's solicitors as part of the pre-contract enquiry process. The plan incorporated in these particulars is provided for identification purposes only.

BP3860

19.05.2021

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