



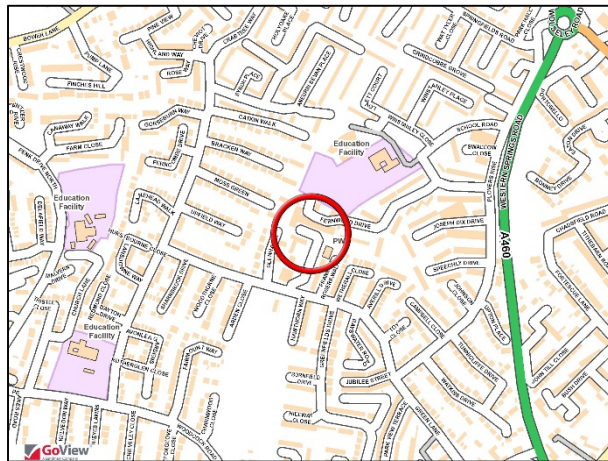
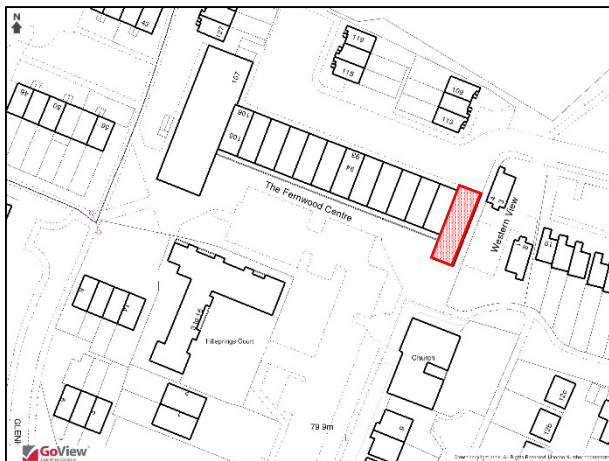
**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

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BY INSTRUCTIONS OF CHIEFTAN PROPERTIES LIMITED

## **Retail Premises To Let in Rugeley**



- **No. 81 Fernwood Drive Shopping Centre, Fernwood Drive, Rugeley, Staffordshire, WS15 2PY**
- 1,100 sq.ft. (102.19 sq.m.)
- Formerly used as a charity shop
- Early availability
- Busy neighbourhood shopping parade location
- Suitable for a variety of retail and non-retail uses
- Rates free from April 2017, subject to occupier qualification

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## LOCATION

The property is situated at the eastern end of Fernwood Drive in a densely populated residential area located just off the A51 Western Springs Road and approximately two miles north-west from Rugeley town centre.

## DESCRIPTION

The property forms part of a neighbourhood shopping precinct of two-storey brick construction consisting of thirteen retail units with flats over and a mixture of trades represented including a post office, hairdressing, various food outlets and a convenience store. There is, in addition, a former public house at the entrance to the development which has been converted to a Spar supermarket.

The premises are prominently located at the eastern end of the parade, provide a vacant ground floor retail unit with aluminium and plate glass shop fronts to two sides protected by electrically-operated security shutters and were at one time used as a newsagents and then as a charity shop but would be suitable for a variety of alternative retail or non-retail purposes subject to any planning consent considered appropriate by the relevant local authority.

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

FLOOR	DESCRIPTION	IMPERIAL	METRIC
GROUND	Gross Frontage	20ft. 10ins	6.37m.
	Net Frontage	18ft. 4ins.	5.59m.
	Net Return Frontage	15ft. 2ins.	4.63m.
	Internal Width	18ft. 4ins.	5.59m.
	Shop Depth	61ft. 1ins.	18.62m.
<b>TOTAL NET FLOOR AREA</b>		<b>1,100 sq.ft.</b>	<b>102.19 sq.m.</b>
<b>EXTERNAL</b> paved pedestrian and general customer car parking area at the front. Rear servicing, loading and parking area surfaced in tarmacadam.			

## SERVICES

Mains water, electricity and drainage are connected. Air-conditioning is fitted.

## ASSESSMENTS

The local authority for rating purposes is Cannock Chase Council. The rateable value of the property is £4,950 with no uniform business rates payable for the year commencing March 2018 subject to certain occupier qualifying criteria. These details have been based on the information provided by the Valuation Office's website and the local rating authority 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 74 in Band C. A full certificate with recommendations will be provided on request.

## TERMS

The premises are available on a new full repairing lease for a term to be agreed at a rental of **£6,000** per annum exclusive of rates with upward only reviews to be at five yearly intervals. The landlord will insure the building and then recharge the tenant the appropriate cost thereof. A recharged service charge provision also applies to cover the cost of external maintenance, repair and management. VAT on the rental is not applicable 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/4070**

21.11.2018