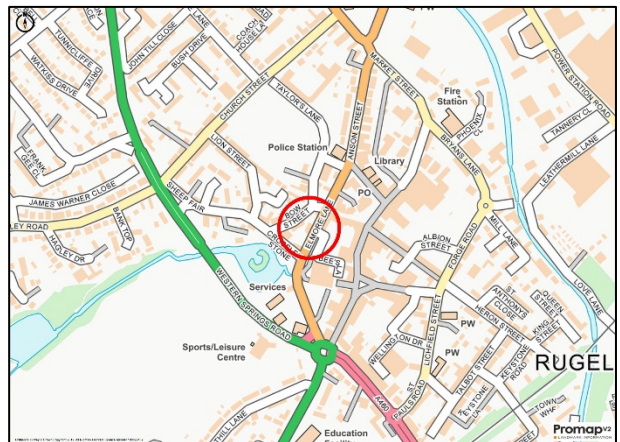
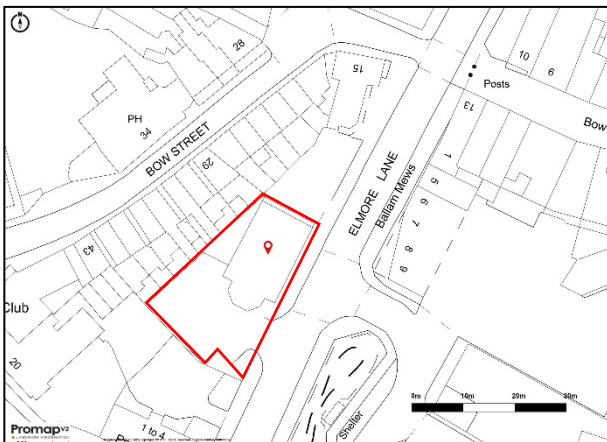




## Prominently Situated Retail Premises To Let in Rugeley Town Centre



- **No. 2 Elmore Lane, Rugeley, Staffordshire, WS15 2DL**
- **2,930 sq.ft. (272.20 sq.m.)**
- **Ground floor retail space - 1,915 sq.ft. (177.90 sq.m.)**
- **High profile location**
- **Roadside frontage**
- **Previously used as a convenience store**
- **Suitable for a variety of retail or non-retail uses**
- **Early occupation**
- **On-site car parking**
- **Freehold may be available**

## LOCATION

The property is prominently situated just off the main shopping thoroughfare in Rugeley town centre on the west side of Elmore Lane close to its junction with Bow Street and in an area characterised by a mix of residential and commercial property. The bus station is directly opposite and a Burger King restaurant is located close by.

## DESCRIPTION

The property comprises a detached building of two-storey brick and tile construction and has the benefit of generous on-site car parking and a small enclosed yard at the rear for loading and unloading purposes.

The accommodation has window display frontage to Elmore Lane protected by electrically-operated security shutters and was previously used as convenience store but would be suitable for a wide 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	NET FLOOR AREA (SQ.FT.)	NET FLOOR AREA (SQ.M.)
GROUND	Retail and loading areas WC facility	1,915 -	177.90 -
FIRST	Storage including office and staff welfare facility	1,015	94.29
	<b>TOTAL NET FLOOR AREA</b>	<b>2,930</b>	<b>272.20</b>
<b>EXTERNAL</b> car parking area surfaced in tarmacadam capable of accommodating up to ten vehicles with access from Elmore Lane. Enclosed surfaced service yard.			

## SERVICES

Mains water, electricity and drainage are connected. A goods lift is installed.

## ASSESSMENTS

The local authority for rating purposes is Cannock Chase Council. The rateable value of the premises is £30,500 with an estimated uniform business rates payable of £14,975.50 per annum for the year ending in March 2020. Please note that the rates payable calculation may vary as a consequence of transitional relief provisions. 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 55 within Band C. 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 rental of **£35,000** per annum exclusive of rates, and VAT if applicable, with upward only reviews to be at five yearly intervals. The landlord will insure the property and then recharge the tenant the cost thereof. As an alternative, the owner is prepared to consider the sale of the freehold interest in the property at a price to be agreed.

## 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/4132**  
12/07/19