



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



- **No. 2 Brook Square, Rugeley, Staffordshire, WS15 2DR**
- **1,700 sq.ft. (157.93 sq.m.)**
- **Retail area - 890 sq.ft. (82.68 sq.m.)**
- **Available for immediate occupation**
- **Corner position with return frontage**
- **Close to British Heart, Savers, Greggs, Boots, Wrights Pies, Nationwide, Costa Coffee, Coral and Specsavers**

## LOCATION

The property is prominently situated in Rugeley town centre on the west side of Brook Square at its junction with Lower Brook Street and close to a number of national multiple retailers including BRITISH HEART, SAVERS, GREGGS, WRIGHTS PIES, BOOTS, COSTA COFFEE, SPECSAVERS and CORAL.

## DESCRIPTION

The property forms part of a block of two units of three-storey flat-roofed brick construction and provides a retail area on the ground floor with two partitioned former consulting rooms at the rear along with stockroom and staff facilities at first floor level. Aluminium and glazed display windows are fitted and the premises benefit from a return frontage.

The unit has previously been used as a branch of Boots Opticians but would be suitable for a wide variety of alternative trading usage subject to any planning consent considered appropriate by the relevant local authority.

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

DESCRIPTION	IMPERIAL	METRIC
Net Frontage	16ft.	4.87m..
Return Frontage	12ft.	3.65m..
Ground Floor Sales Area	890 sq.ft.	82.68 sq.m.
First Floor Stockroom/Staffroom Area	810 sq.ft.	75.25 sq.m.
<b>TOTAL NET FLOOR AREA</b>	<b>1,700 SQ.FT.</b>	<b>157.93 SQ.M.</b>
<b>EXTERNAL</b> shared rear 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 £18,250 with an estimated uniform business rates payable of £9,106.75 per annum for the year ending in March 2021. 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 the property indicates an Asset Rating of 90 within Band D. 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 commencing rental of **£12,000** per annum exclusive of rates, and VAT if applicable, with upward only reviews to be at five yearly intervals. The landlord insures the property and then recharges the tenant the cost thereof.

## 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/4175**

25.02.2021