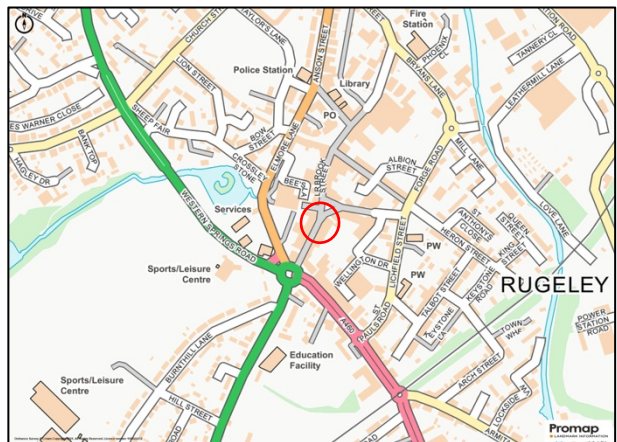




**Prominently Situated  
Retail Premises  
To Let  
in  
Rugeley Town Centre**



- **No. 12 Upper Brook Street, Rugeley, Staffordshire, WS15 2DN**
- **1,510 sq.ft. (140.28 sq.m.)**
- **Available for immediate occupation**
- **Central position**
- **Close to Costa Coffee, Specsavers, Boots, Coral, Hays Travel**
- **Security shutters fitted**
- **Second rear frontage and access to bus station**
- **Generous public toilet facilities**

## LOCATION

The property is prominently situated in Rugeley town centre on the west side of Upper Brook Street between its junctions with Brook Square and Horsefair and close to a number of national multiple retailers including COSTA COFFEE, SPECSAVERS, BOOTS, HAYS TRAVEL, LLOYDS BANK and CORAL.

## DESCRIPTION

The premises form part of a three-storey brick and tile development comprising two shop units with separately let flats above and provides a retail area on the ground floor.

Aluminium and glazed display windows are fitted to the front with further frontage to the town's bus station at the rear. Security shutters protecting the front and rear entrances are in situ. Customer toilets and a stairlift for disabled access to the higher level rear trading area are installed.

The premises have previously been used as a betting shop but would be suitable for a wide variety of alternative trading or possibly for other non-retail usage subject to any planning consent considered appropriate by the local authority.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
Ground	Sales Area	1,445	134.24
	Kitchen/Staff WC	65	6.04
	Male and Female/Disabled WC facilities	-	-
<b>TOTAL NET FLOOR AREA</b>		<b>1,510</b>	<b>140.28</b>

## SERVICES

Mains water, electricity and drainage are connected. An air-conditioning system is fitted.

## ASSESSMENTS

The local authority for rating purposes is Cannock Chase Council. The rateable value of the property has been assessed at £16,000 with an estimated uniform business rates payable of £7,984 per annum for the year ending in March 2022. 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 58 within 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 commencing rental of **£14,950** 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 Millar Sandy's Stafford offices or through the joint agents, Brickman Yale, The Stables, Octagon House, The Ridgeway, Mill Hill, London, NW7 1RL. Contact: Paul Wogman. Tel: 020 8369 5640. Email: Paul@brickman-yale.co.uk

The premises are offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

**BP/4182**

11.11.2021