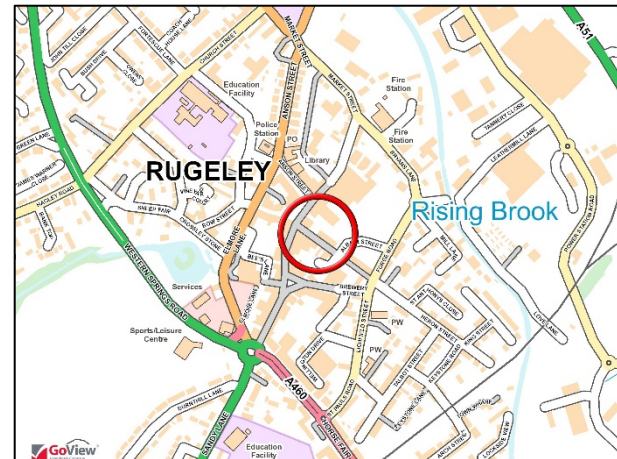
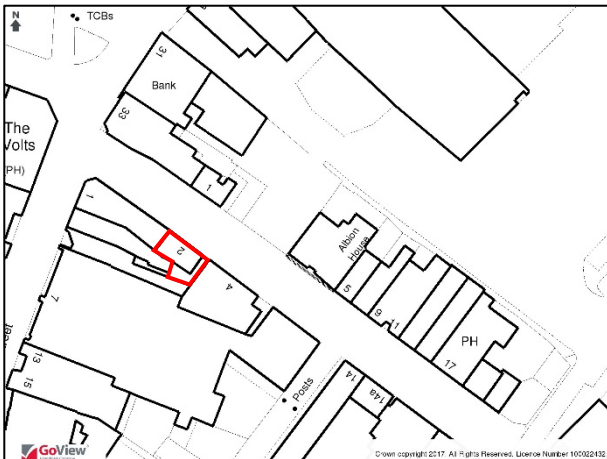




**Retail Unit
with Takeaway Planning Consent
To Let
in
Rugeley
Town Centre**



- **No. 2 Albion Street, Rugeley, Staffordshire, WS15 2BY**
- **650 sq.ft. (60.36 sq.m.)**
- **Central location**
- **Suitable for a variety of retail purposes**
- **Planning consent for hot food takeaway use**
- **Competitive rental**
- **Rates free subject to tenant qualification**
- **Immediate availability**

LOCATION

The property is situated in a secondary trading position in the town centre just off the main shopping thoroughfare and on the south side of Albion Street close to its junctions with Lower Brook Street and Market Square. The area is characterised by a mixture of local retail and non-retail trades.

DESCRIPTION

The property comprises a two-storey building of painted brick and tile construction and provides a lock-up retail unit on the ground floor with a timber and glazed shop front installed and additional ancillary space at first floor level.

The premises have previously been used as a pet shop, would be suitable for a variety of alternative retail purposes and have the benefit of a recently granted planning consent for hot food takeaway use.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	Retail area	305	28.33
	Refreshment point	55	5.10
	WC facility	-	-
FIRST	Storage	280	26.01
	Store	10	0.92
TOTAL NET FLOOR AREA		650	60.36

EXTERNAL yard area at rear with doorway access from Albion Street.

SERVICES

Mains water, electricity and drainage are connected.

ASSESSMENTS

The local authority for rating purposes is Cannock Chase Council. The rateable value is £5,500 with no uniform business rates payable for the year ending March 2022 subject to certain qualifying criteria. 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.

TOWN PLANNING

Planning Consent No. CH/21/0417, issued by Cannock Chase Council on the 1st December 2021, applies and permitted a change of use from Retail (Class E) to Hot Food Takeaway (Sui Generis). This is conditional on the approval of the occupier's extraction proposals and is subject to a restriction on the hours of business to between 17:00 and 23:00 Monday to Sundays and Bank and Public Holidays. A illustrative floor layout plan can be provided on request for fit-out purposes.

EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 95 in 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 minimum term of ten years at a 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 will insure the building and then recharge the tenant the appropriate 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/4193

09.02.2022