

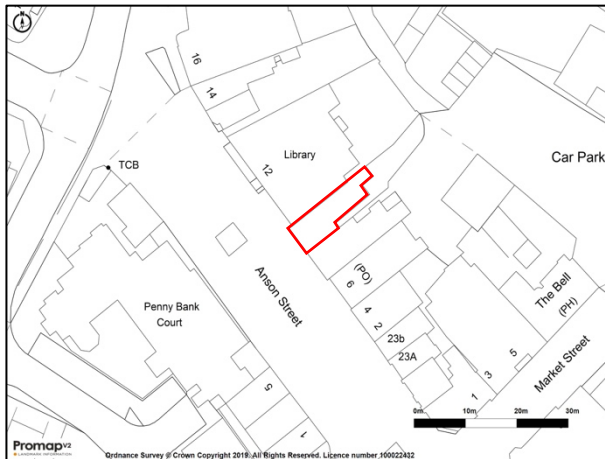


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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www.millarsandy.com

Prominently Situated Retail Premises To Let in Rugeley Town Centre



- **No. 10 Anson Street, Rugeley, Staffordshire, WS15 2BB.**
- **755 sq.ft. (70.13 sq.m.)**
- **Available for early occupation**
- **Close to WH Smith, Post Office and Library**
- **Rear staff parking space**
- **Limited on-street parking close by on Elmore Lane**
- **Rates free subject to tenant qualification**

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LOCATION

The property is situated in the Rugeley town centre conservation area on the north side of Anson Street between its junctions with Elmore Lane and Market Place. Rugeley is a small market town located in Mid-Staffordshire lying approximately ten miles south-east from Stafford, eight miles north-west from Lichfield and seven miles north-east from Cannock.

Anson Street forms part of the central pedestrianised area on the fringe of the town's main shopping thoroughfare and is characterised by a mixture of small scale retailing and non-retailing uses dominated by local traders. There are a number of national multiple traders in the town centre with Boots, WH Smith, Costa Coffee and Greggs as some of those represented and concentrated on Lower Brook Street and Brook Square. A small secondary branch of WH Smith is two doors away and operates in part as the main post office. The town's library is next door. Trading in the centre is underpinned by the presence of a Morrisons supermarket.

DESCRIPTION

The premises provide a retail unit forming the ground floor of a three-storey brick and tile building enlarged at the rear by way of a single-storey extension with a self-contained separately available flat occupying the upper levels.

A timber and glazed Georgian-style shop front is fitted and the retail space was previously used for the purposes of a drycleaners but would be suitable for a wide variety of alternative retail or non-retail trading usage subject to any planning consent considered appropriate by the local authority.

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

	IMPERIAL	METRIC
Gross Frontage	19ft.	5.79m.
Net Frontage	18ft.	5.48m.
Shop Depth	46ft. 9ins.	14.25m.
Ground Floor Sales Area	670 sq.ft.	62.24 sq.m.
Ground Floor Ancillary Area	85 sq.ft.	7.89 sq.m.
TOTAL NET FLOOR AREA	755 SQ.FT.	70.13 SQ.M.
EXTERNAL gravel surfaced car parking area at rear providing one staff space.		

SERVICES

Mains water, electricity, including a three-phase power supply, 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 £7,300. Subject to certain tenant qualifying criteria, no uniform business rates are payable for premises with an assessment below £12,000. 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 71 within Band C. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on a new internal repairing lease for a term to be agreed at a commencing rental of **£9,950** 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 maintains the exterior and then recharges the tenant the apportioned cost thereof.

LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the sale or 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

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17.09.2019

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