



## First and Second Floor Office Suites To Let in Rugeley Town Centre



- **Suites Nos. 1 & 3, Nos. 5-7 Upper Brook Street, Rugeley, Staffordshire, WS15 2DP**
  - Suite No. 1 - 1,275 sq.ft. (118.45 sq.m.)
  - Suite No. 3 - 2,070 sq.ft. (192.30 sq.m.)
  - Can be combined to provide up to 3,345 sq.ft. (310.75 sq.m.) on two levels
  - Carpeting, Category II lighting and blinds fitted

## LOCATION

The premises are situated in Rugeley town centre on the east side of Upper Brook Street between its junctions with Brook Square and Horsefair. Rugeley is a small market town located approximately eight miles south-east from Stafford, seven miles north-east from Cannock and seven miles north-west from Lichfield with those towns having rapid access connections to the national motorway network.

## DESCRIPTION

The premises form part of a three-storey building of flat roofed construction with brick and hanging tile elevations and provide two retail units on the ground floor with independent access to separate office suites at first and second floor levels.

The centrally-heated areas now available were originally designed in an open-plan format, but now with some partitioning installed, with shared use of male and female W.C. facilities at each level. The accommodation is likely to be of particular interest to those commercial and professional users requiring conveniently located town centre space with the benefit of good public access.

**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	Entrance	-	-
FIRST	Suite No. 1 (front) partitioned into five rooms Male W.C. facility	1,275 -	118.45 -
SECOND	Suite No. 3 providing an open plan area Female W.C. facility	2,070 -	192.30 -
	<b>TOTAL NET FLOOR AREA</b>	<b>3,345</b>	<b>310.76</b>

## SERVICES

All mains services are connected. The accommodation is centrally-heated by hot water radiators fed by a gas-fired boiler.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. Suite No. 1 is currently assessed at £4,100 with uniform business rates payable of £2,021.30. Suite No. 3 is currently assessed at £9,000 with uniform business rates payable of £4,437 for the year ending March 2016.

## EPC

The Energy Performance Certificate issued for these premises indicates an Asset Rating of 86 within Band D. A full certificate with recommendations will be provided on request.

## TERMS

The premises are available on new internal repairing leases for terms to be agreed with upward only rent reviews to be at three yearly intervals. VAT is not applicable in this instance. An apportioned service charge is levied by the landlord to cover the cost of the maintenance of the exterior of the property and the cleaning, lighting and maintenance of the common internal areas.

## RENTALS

Suite No. 1 - £6,500 per annum

Suite No. 3 - £8,650 per annum

## LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the preparation of the leases and the counterpart leases, together with any Stamp Duty or VAT due thereon.

## VIEWING

By arrangement with the Agents' Stafford offices or through the Birmingham offices of the joint agents, Pennycuick Collins, 54 Hagley Road, Birmingham, B16 8PE. Tel: 0121 456 1700. Website: [www.pennycuick.co.uk](http://www.pennycuick.co.uk) Email: [George.Xydias@pennycuick.co.uk](mailto:George.Xydias@pennycuick.co.uk)

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

## BP/3380

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