

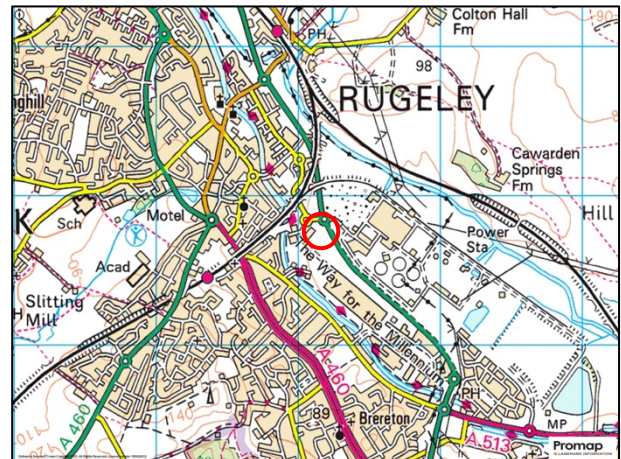
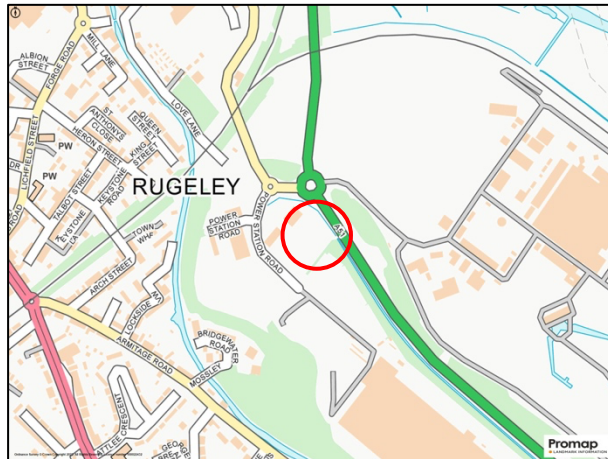
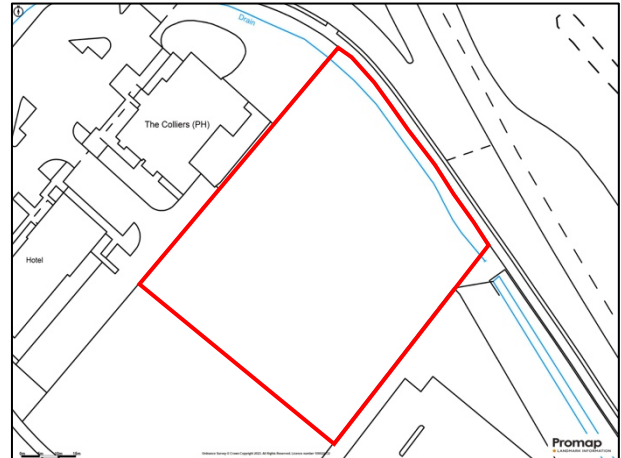


**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

[www.millarsandy.com](http://www.millarsandy.com)

**Prominently Situated  
Commercial Land  
To Let  
in  
Rugeley**



- **Land at Power Station, Rugeley, Staffordshire, WS15 1LX**
- **1.30 acres (0.52 hectares)**
- **Main road position**
- **Suitable for open storage/parking purposes**
- **Close to Amazon, McDonald's, Colliers Public House and Tippers**
- **Secure enclosed site**
- **Infrequent opportunity to acquire commercial land on lease**
- **Early availability subject to planning consent**

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## LOCATION

The land is situated on the north side of Power Station road at its eastern end and close to its roundabout junction with the A51, to which it also enjoys frontage, in a mixed-commercial use area located north from Rugeley Town Centre with access to the M6 Motorway at Stafford and Cannock.

Stafford is about ten miles to the north, Cannock seven miles to the south-west and Lichfield approximately nine miles to the south-east. Trent Valley Station, which is close by, is on the West Coast mainline with connected services to London and other major cities to the north and south including Birmingham, Manchester and Liverpool.

The immediate vicinity is dominated by an Amazon distribution warehouse, a builder's merchant, The Colliers public house, a Premier Inn and a McDonalds' drive-thru restaurant. A Tesco superstore is located a short distance to the north.

## DESCRIPTION

The site consists of an area of a regular-shaped undeveloped land extending in total to about 1.30 acres (0.52 hectares) with access from Power Station Road at the rear over a shared driveway.

It has a largely flat topography, is surfaced primarily in grass and is enclosed on three sides by palisade fencing, hedging and a drainage channel. The landlord is proposing to provide a stoned surface prior to letting.

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

	FT.	M.	SQ.YDS.	SQ.M.	ACRES	HECTARES
<b>TOTAL SITE AREA</b>	-	-	<b>6,292</b>	<b>5,261</b>	<b>1.30</b>	<b>0.53</b>

## SERVICES

We are advised that all mains services are available but not connected. Prospective purchasers should make their own enquiries of the relevant utility providers for confirmation of capacity, connection and location if necessary.

## TOWN PLANNING

The site is currently subject to a planning application for use for open storage and commercial vehicle parking.

## ASSESSMENTS

Not applicable.

## EPC

Not applicable.

## TERMS

The site is available on a new full repairing five-year lease at a rental of **£40,000** per annum without review.

## VIEWING

The site can be inspected at any time either from the roadside or by arrangement with Millar Sandy's Stafford offices.

The property is offered subject to contract and to being unlet. The plan incorporated within these particulars is provided for identification purposes only and is not to scale.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

**BP/4185**

21.09.2024