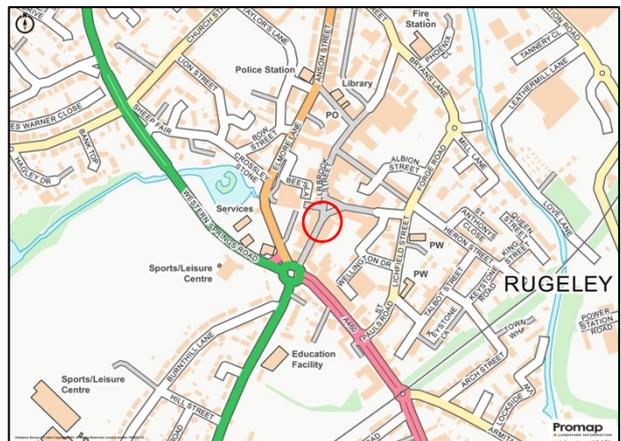




**Prominently Situated  
Retail Premises  
To Let  
in  
Rugeley Town Centre**



- **Shop No. 1, No. 10 Upper Brook Street, Rugeley, Staffordshire, WS15 2DN**
- **610 sq.ft. (56.66 sq.m.)**
- **Available for immediate occupation**
- **Central position**
- **Close to Costa Coffee, Specsavers, Boots, Coral, Hays Travel**
- **Suitable for a variety of commercial uses subject to planning permission**
- **Flexible lease terms**
- **Business rates free for qualifying tenants**

## 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 two further retail outlets at the rear with frontage to the town's bus station and provides a retail area on the ground floor.

The accommodation is fitted with an aluminium and glazed display window, a security shutter and a suspended ceiling with recessed lighting.

The premises have previously been used as a hairdressing salon but would be suitable for a wide variety of alternative trading purposes 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	565	52.48
	Kitchen	45	4.18
	WC facility	-	-
	<b>TOTAL NET FLOOR AREA</b>	<b>610</b>	<b>56.66</b>

## SERVICES

Mains water, electricity and drainage are connected.

## ASSESSMENTS

The local authority for rating purposes is Cannock Chase Council. The rateable value of the property is £7,700 with no uniform business rates payable subject to tenant qualification. These details have been based on the information provided by the Valuation Office's website and the local rating authority and should be double-checked by any party intending to enter into any commitment that relies on their accuracy. Transitional relief provisions may apply in this case.

## EPC

The Energy Performance Certificate issued for the property indicates an Asset Rating of ## within Band ###. 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 **£6,950** per annum exclusive of rates with upward only reviews to be at five yearly intervals. The landlord insures the property and then recharges the tenant the cost thereof. VAT is not applicable in this instance. A service charge will also apply.

## 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 Property Services, The Stables, Octagon House, The Ridgeway, Mill Hill, London, NW7 1RL. Contact: Paul Wogman. Tel: 020 8369 5640. Email: Paul@bpsgrp.co.uk

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

**BP/4205**

09.09.2022