



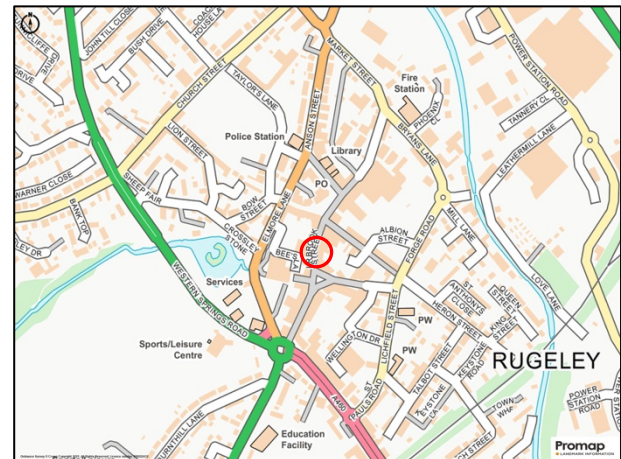
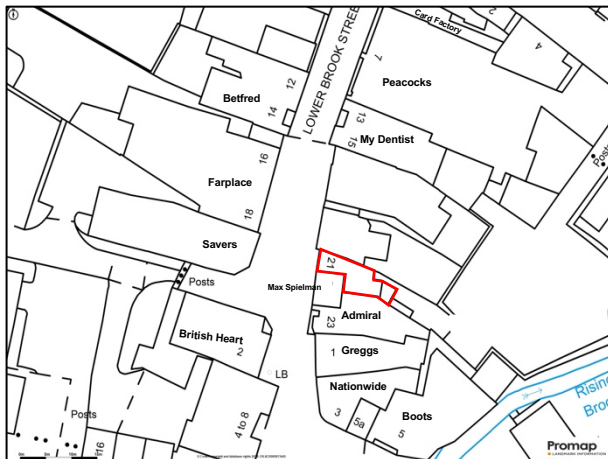
**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

BY INSTRUCTIONS OF SSP INVEST LIMITED

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



- **No. 21 Lower Brook Street, Rugeley, Staffordshire, WS15 2BZ**
- **Total floor area - 410 sq.ft. (38.09 sq.m.)**
- **Busy trading location**
- **Near to Card Factory and Peacocks**
- **Close to British Heart and Savers**
- **Greggs, Betfred and Nationwide nearby**
- **Available in January 2025**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

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## LOCATION

The property is prominently situated in Rugeley town centre on the east side of Lower Brook Street between its junctions with Brook Square and Market Square and close to several national multiple retailers including **CARD FACTORY**, **PEACOCKS**, **BETFRED**, **BRITISH HEART**, **SAVERS** and **GREGGS**.

## DESCRIPTION

The property forms part of a terraced row of buildings and is of three-storey brick construction extended at the rear and providing a retail area on the ground floor with a timber framed and glazed shopfront fitted, together with storage and welfare facilities at the back and the benefit of rear servicing access at the rear. The upper floors do not form part of the proposed demise.

The premises have been used as a branch of Wrights Pies for some years but would be suitable for a wide variety of alternative types of trading subject to any planning consent considered appropriate by the relevant local authority.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
Ground	Retail area	260	24.15
	Preparation	100	9.29
	Store	50	4.65
	WC facility	-	-
<b>TOTAL NET FLOOR AREA</b>		<b>410</b>	<b>38.09</b>
<b>EXTERNAL</b> servicing area at the rear surfaced in stone.			

## SERVICES

Mains water, electricity and drainage are connected. Air-conditioning is fitted.

## ASSESSMENTS

The local authority for rating purposes is Cannock Chase Council. The rateable value of the property has been assessed at £5,100 with no business rates payable subject to tenant qualification. 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 any commitment that relies on their accuracy.

## EPC

The Energy Performance Certificate issued for the property indicated an Asset Rating of 89 within Band D. A full certificate with recommendations will be provided on request.

## TERMS

The premises are available on a new effectively full repairing lease for a term to be agreed at a commencing rental of **£7,500** 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 apportioned cost thereof.

## VAT

VAT is not applicable in this instance.

## 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/5502**

26.10.2024