



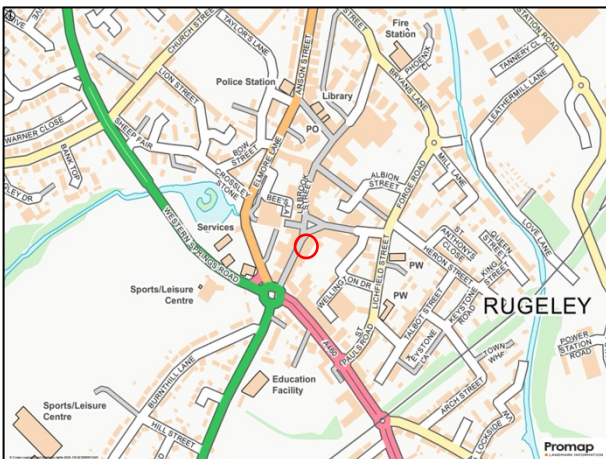
MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

BY INSTRUCTIONS OF S FLITTERMAN & COMPANY LIMITED

**Retail Unit
To Let or For Sale
in
Rugeley
Town Centre**



- **No. 3 Upper Brook Street, Rugeley, Staffordshire, WS15 2DP**
- **Net retail area - 1,495 sq.ft. (138.89 sq.m.)**
- **Total net floor area - 1,735 sq.ft. (161.18 sq.m.)**
- **Central location**
- **Suitable for a variety of retail and non-retail trades**
- **Close to Costa Coffee and Specsavers**
- **Coral, Hays Travel and Boots close by**
- **Early occupation available**

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 Upper Brook Street between its junctions with Brook Square and Horsefair with CORAL and HAYS TRAVEL nearby and with a number of national multiple retailers including, SPECSAVERS, BOOTS and COSTA COFFEE, represented in the immediate vicinity.

DESCRIPTION

The property is of two-storey pitched-roofed rendered brick construction providing a retail area on the ground floor with staff, office and W.C. facilities at first floor level.

A timber-framed and glazed shop front with a recessed entrance is fitted and access for loading and unloading purposes is from the rear.

The premises have previously been used as a bank but would be suitable for a wide variety of alternative trading or possibly for non-retail usage 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	1,495	138.89
FIRST	Office	50	4.64
	Staffroom	185	17.18
	Male and female WC facilities	-	-
TOTAL NET FLOOR AREA		1,735	161.18
EXTERNAL rear access from a service area with car parking spaces.			

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 £16,250. This detail has 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 this property indicates an Asset Rating of 59 within Band C. 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 **£16,500** per annum exclusive of rates with upward only rent reviews to be at five yearly intervals. The landlord insures the property and recharges the tenant the cost thereof. As an alternative, the owner is prepared to consider the sale of the freehold interest at a price to be agreed. 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/unsold.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/5500

28.03.2025