

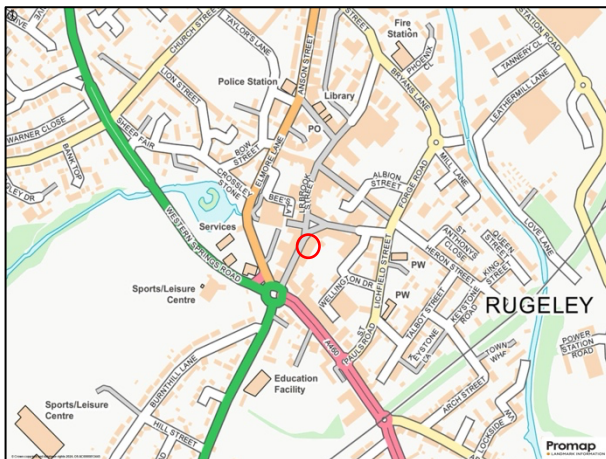


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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www.millarsandy.com

**Retail Unit
To Let
in
Rugeley
Town Centre**



- **No. 1A Upper Brook Street, Rugeley, Staffordshire, WS15 2DP**
- Net retail area - 885 sq.ft. (82.22 sq.m.)
- Total net floor area - 1,340 sq.ft. (124.49 sq.m.)
- Suitable for a variety of retail and non-retail trades
- Close to Costa Coffee, Specsavers and Lloyds Bank
- Coral, Hays Travel and Boots close by
- Early occupation available
- Business rates free subject to tenant qualification

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, close to its junction with Brook Square, between CORAL and LLOYDS BANK, and near to a number of national multiple retailers including, SPECSAVERS, BOOTS, COSTA COFFEE and HAYS TRAVEL.

DESCRIPTION

The property forms part of a development of two units and is of two-storey flat-roofed brick construction providing a retailing area on the ground floor with staff, stockroom and W.C. facilities at first floor level.

An aluminium and glazed shop front with a recessed entrance protected by manually operated security shutters is fitted and access for loading and unloading purposes is from the rear.

The premises have previously been used for catering 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	IMPERIAL	METRIC
GROUND	Gross Frontage	18ft.	5.49m.
	Net Frontage	17ft.6ins.	5.33m.
	Sales Area	885 sq.ft.	82.22 sq.m.
FIRST	Ancillary	455 sq.ft.	42.27 sq.m.
TOTAL NET FLOOR AREA		1,340 sq.ft.	124.49 sq.m.
EXTERNAL ground at the rear with access from a service area with a right of way to the adjoining unit.			

SERVICES

Mains water, electricity and drainage are connected.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property is £8,600 with no uniform business rates payable for the year ending March 2025 subject to certain tenant qualifying criteria. 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 into any commitment that relies on their accuracy.

EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 106 in Band E. 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 **£12,000** per annum exclusive of rates with upward only rent reviews to be at five yearly intervals. The landlord recovers the cost of external maintenance, repairs and insurance by way of service charge. A management charge also applies. 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/3682

20.07.2024