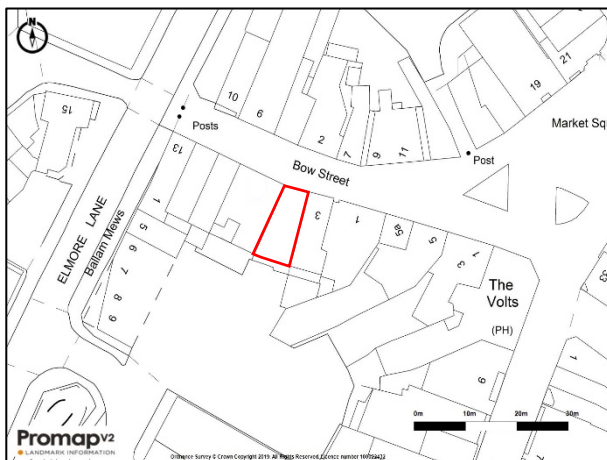
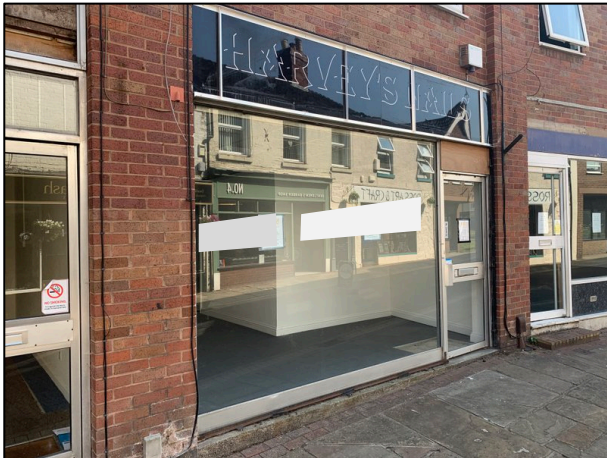




## Retail Premises To Let in Rugeley Town Centre



- **Unit No. 4, Bow Street, Rugeley, Staffordshire, WS15 2BT**
- **675 sq.ft. (62.71 sq.m.)**
- **Suitable for a variety of retail or non-retail uses**
- **Secondary trading location close to public car parking**
- **Available for early occupation**
- **Rates free subject to tenant qualification**
- **Rear servicing access**

## LOCATION

The property is situated in a secondary trading position in Rugeley town centre on the south side of Bow Street between its junctions with Market Square and Elmore Lane. The immediate area is characterised by local niche traders with a convenience store nearby.

## DESCRIPTION

The property forms part of a three-storey building of brick and tile construction and provides a ground floor lock-up retail unit with an aluminium and glazed shop front installed and a partitioned office/storeroom within the sales area.

The premises were most recently used for mobile phone accessory sales purposes but would be suitable for a wide variety of alternative retail purposes and possibly for non-retail use 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 including partitioned room	495	45.99
	Stockroom	180	16.72
	Kitchen/W.C. facility	-	-
<b>TOTAL NET FLOOR AREA</b>		<b>675</b>	<b>62.71</b>

**EXTERNAL** shared rear service area with vehicular access from Elmore Lane.

## SERVICES

Mains water, electricity and drainage are connected.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the premises is £6,300 with no uniform business rates payable for the year ending March 2024 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 115 within Band E. A full certificate with recommendations will be provided on request.

## TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed at a rental of **£6,250** per annum, exclusive of rates upward only reviews to be at three yearly intervals. The landlord will insure the property and then recharge the tenant the cost thereof. 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/3619**

28/08/23