



MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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**Prominently Situated
Retail Premises
For Sale
in
Rugeley Town Centre**



- **No. 13 Brook Square, Rugeley, Staffordshire, WS15 2DR**
- **1,275 sq.ft. (118.43 sq.m.)**
- **Available late December 2022**
- **Corner position**
- **Close to Specsavers, Boots, Coral, Hays Travel, Lloyds Bank, Greggs, Nationwide**
- **Rear servicing area**
- **Central trading position**
- **Small business rates relief to qualifying occupiers**

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LOCATION

The property is prominently situated in Rugeley town centre on the east side of Brook Square, between its junctions with Upper Brook Street and Brewery Street and a number of national multiple retailers including BOOTS, COSTA COFFEE, SPECSAVERS, HAYS TRAVEL and CORAL among others.

DESCRIPTION

The property forms part of a terraced development of shop units and is of two-storey flat-roofed brick construction with canopy cover at the front providing a retail area on the ground floor with staff facilities at the rear, together with ancillary accommodation at first floor level.

A recessed timber and glazed shopfront is fitted along with suspended ceilings with recessed lighting and the property includes a rear servicing area used in common with adjoining owners.

The premises have for many years been used as a hairdressing salon but would be suitable for a wide variety of alternative retail or non-retail trading purposes subject to any planning consent considered appropriate by the local authority.

The availability of the freehold as a consequence of the expiration of the current tenant's leasehold interest provides a rare opportunity for a potential owner occupier or investor to acquire a prominently situated property located in the centre of this busy market town.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
Ground	Sales Area	765	71.06
	Staffroom/Kitchen/Laundry Area	70	6.50
	WC facility	-	-
First	Ancillary/Sales Area	440	40.87
TOTAL NET FLOOR AREA		1,275	118.43

SERVICES

All mains services are connected are connected. The premises are heated by hot water radiators fed by a gas-fired boiler.

ASSESSMENTS

The local authority for rating purposes is Cannock Chase Council. The rateable value of the property has been assessed at £12,250 with an estimated uniform business rates payable of £6,112.75 per annum for the year ending in March 2023. Subject to qualification, the occupier might be entitled to approximately 90% Small Business Rates Relief. 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 the property indicates an Asset Rating of 74 within Band C. A full certificate with recommendations will be provided on request.

PRICE

Offers in the region of **£169,950** are invited for the benefit of the freehold interest with vacant possession. VAT is not applicable on the purchase price in this instance.

LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the sale, 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 unsold. Confirmation of the tenure will be provided by the freeholders' solicitors during the pre-contract enquiry process.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/4095

11.09.2022

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