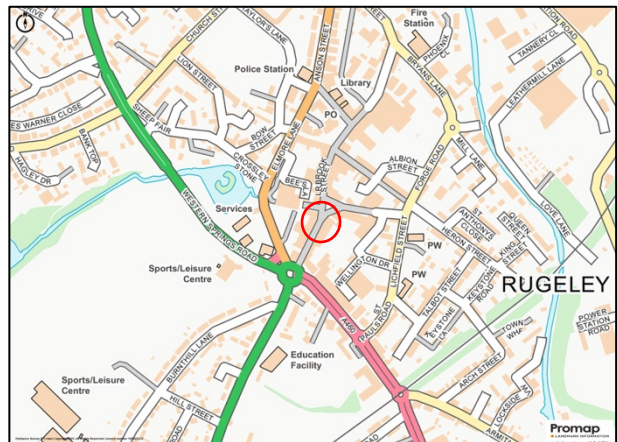




**Retail Unit
To Let
in
Rugeley Town Centre**



- **Shops Nos. 2 & 3, No. 10 Upper Brook Street, Rugeley, Staffordshire, WS15 2DN**
- **Two units available**
- **Unit No. 2 - 490 sq.ft. (45.52 sq.m.)**
- **Unit No. 3 - 490 sq.ft. (45.52 sq.m.)**
- **Available for immediate occupation**
- **Main bus station opposite**
- **Suitable for a variety of commercial uses subject to planning permission**
- **Flexible lease terms**
- **Business rates free for qualifying tenants**

LOCATION

The property is prominently situated fronting the main bus station in the centre of Rugeley, a small market town located approximately eight miles south-east from Stafford, seven miles north-east from Cannock and seven miles north-west from Lichfield.

DESCRIPTION

The premises form part of a development comprising a number of retail units on the ground floor with independent access to separately let flats at first and second floor levels.

Shops Nos. 2 and 3 are of single-storey construction providing ground floor space only at the rear of No. 10 Upper Brook Street and are fitted with suspended ceilings, recessed lighting and welfare facilities.

The properties would be suitable for a wide variety of alternative retail trading or possibly for other non-retail usage subject to any planning consent considered appropriate by the local authority.

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

SHOP NO.	DESCRIPTION	SQ.FT.	SQ.M.
2	Sales Area	470	43.66
	Refreshment point	20	1.86
	WC facility	-	-
	TOTAL NET FLOOR AREA	490	45.52
3	Sales Area	470	43.66
	Refreshment point	20	1.86
	WC facility	-	-
	TOTAL NET FLOOR AREA	490	45.52

SERVICES

Mains water, electricity and drainage are connected.

ASSESSMENTS

The local authority for rating purposes is Cannock Chase Council. The rateable value of each unit is £4,500 with no uniform business rates payable subject to tenant qualification. These details have been based on the information provided by the Valuation Office's website and the local rating authority and should be double-checked by any party intending to enter into any commitment that relies on their accuracy. Transitional relief provisions may apply in this case.

EPC

The Energy Performance Certificates issued for the premises indicate an Asset Rating of 71 within Band C for Unit No. 2 and 101 within Band E in the case of Unit No. 3. Full certificates with recommendations will be provided on request.

TERMS

The premises are available on a new full repairing leases for terms to be agreed at commencing rentals of **£4,900** per annum per unit exclusive of rates with upward only reviews to be at five yearly intervals. The landlord insures the property and then recharges the tenant the cost thereof. VAT is not applicable in this instance. A service charge will also apply.

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 Millar Sandy's Stafford offices or through the joint agents, Brickman Property Services, The Stables, Octagon House, The Ridgeway, Mill Hill, London, NW7 1RL. Contact: Paul Wogman. Tel: 0208 369 5640. Email: Paul@bpsgrp.co.uk

The premises are offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/4206

09.09.2022

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