



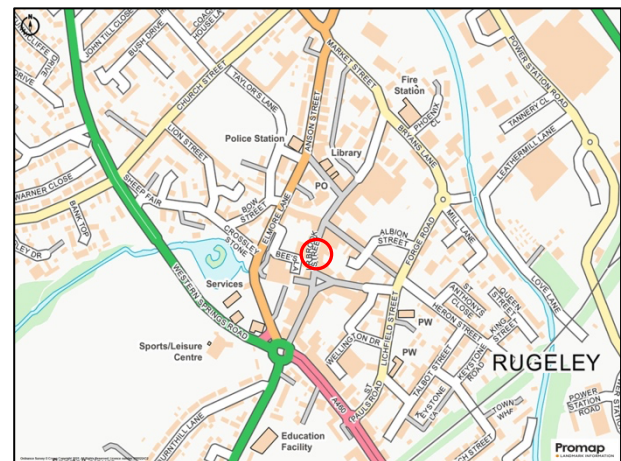
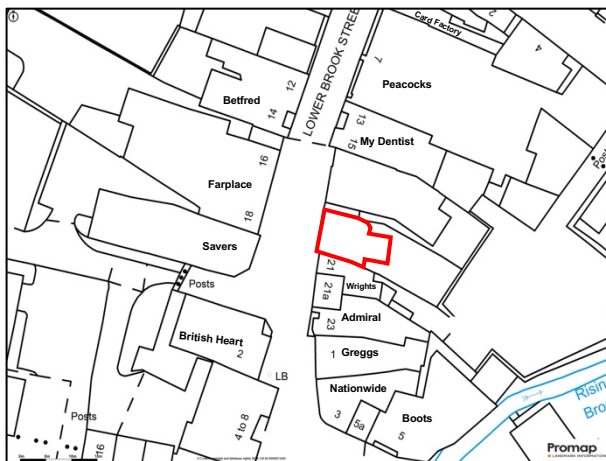
MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

BY INSTRUCTIONS OF EUREX HOLDINGS LIMITED

**Prominently Situated
Retail Premises
To Let
in
Rugeley Town Centre**



- **No. 19 Lower Brook Street, Rugeley, Staffordshire, WS15 2BZ**
- **Retail area - 565 sq.ft. (52.48 sq.m.)**
- **Total floor area - 750 sq.ft. (69.67 sq.m.)**
- **Near to Card Factory and Peacocks**
- **Close to British Heart, Savers**
- **Greggs, Betfred, Wrights Pies and Nationwide nearby**
- **Immediate availability**

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 Lower Brook Street between its junctions with Brook Square and Market Square and close to a number of national multiple retailers including **CARD FACTORY, PEACOCKS, BETFRED, BRITISH HEART, SAVERS, GREGGS** and **WRIGHTS PIES**.

DESCRIPTION

The property, which is Grade II listed, forms part of a terraced row of buildings and is of three-storey brick construction extended at the rear to provide a retail area on the ground floor with a timber framed and glazed double shopfront fitted, together with storage and welfare facilities at the back and the benefit of rear service access at the rear. The upper floors are separately let as residential flats.

The premises have previously been used as a charity shop but would be suitable for a wide variety of alternative types of trading 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	565	52.48
	Stockroom/Office	185	17.18
	WC facility	-	-
Cellar	-	-	-
TOTAL NET FLOOR AREA		750	69.66
EXTERNAL servicing and parking area at the rear surfaced in concrete and stone.			

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 has been assessed at £12,750 with a discount of 75% on the business rates payable subject to tenant qualification. 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 any commitment that relies on their accuracy.

EPC

The Energy Performance Certificate issued for the property indicated an Asset Rating of 83 within Band D. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on a new effectively full repairing lease for a term to be agreed at a commencing rental of **£12,950** per annum exclusive of rates with upward only reviews to be at five yearly intervals. The landlord insures the property and then recharges the tenant the apportioned cost thereof. A service charge is applicable and is levied on an ad-hoc basis. As an alternative, the owner may consider a possible sale of their freehold interest to include the separately let upper parts.

VAT

VAT is 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/5501

10.07.2024