



**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

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www.millarsandy.com

**Prominently Situated  
Retail Premises  
For Sale or To Let  
in  
Rugeley**



- **No. 68B Main Road, Brereton, Rugeley, Staffordshire, WS15 1DU.**
- **380 sq.ft. (35.30 sq.m.)**
- **Currently used as a barbershop**
- **Main road location**
- **High-quality fit-out**
- **Suitable for a variety of alternative retail or non-retail uses**
- **On site car parking**
- **Business rates free subject to tenant qualification**

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## LOCATION

The property is situated in a prominently situated on the west side of Main Road at Breton between its junctions with Redbrook Lane and St Michael's Drive, approximately one and a half miles south from Rugeley Town Centre. Main road is a dual carriageway link between the centre route linking Rugeley centre with the A51 and leading on to Lichfield and Stafford. The immediate area is characterised by housing mixed with pockets of hospitality businesses and other commercial activity. The neighbouring occupiers operate as a hair salon and a photographers.

## DESCRIPTION

The premises form part of single-storey terrace of three shop units and provides retail space on the ground floor with glazed display window frontage providing generous natural lighting and the benefit of forecourt parking.

The property has been used as a barber shop for a number of years and has been fitted out to a high standard but would be suitable for a wide variety of alternative trading purposes and possibly for a 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	330	30.65
	Staffroom	50	4.65
	WC facility	-	-
	<b>TOTAL NET FLOOR AREA</b>	<b>380</b>	<b>35.30</b>
EXTERNAL	On-site car parking for five vehicles surfaced in concrete with direct access from Main Road. Enclosed grassed garden ground at rear.		

## SERVICES

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

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property has been assessed at £4,450 with no uniform business rates payable for the year ending March 2025 subject to certain 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 for this property confirms an Asset Rating of 75 within Band C. A full certificate with recommendations will be provided when available.

## TERMS

Offers in the region of **£99,500** are invited for the benefit of the freehold interest in the property. As an alternative, the premises can be made available on a new full repairing lease for a term to be agreed at a commencing rental of **£8,500** per annum, exclusive of business rates, with upward only rent reviews to be at three yearly intervals. The landlord will insure the building and then recharge the tenant the cost thereof. VAT is not applicable in this case.

## FIXTURES, FITTINGS AND EQUIPMENT

The fixtures, fittings and equipment are available for separate purchase in the event of any party being interested in continuing the use as a barbers.

## LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in any letting or 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 or unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

**BP/5550**

25.09.2024

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