



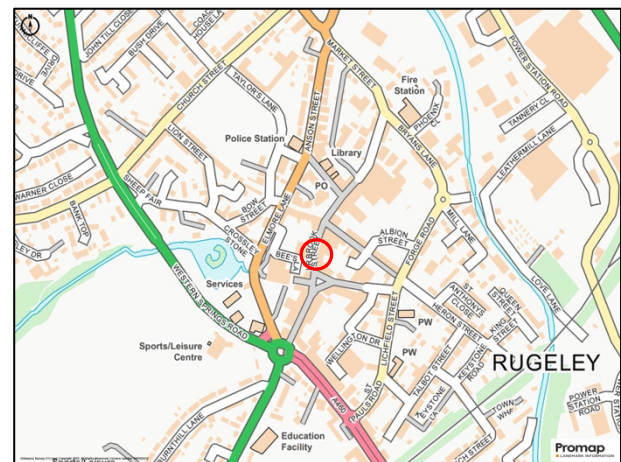
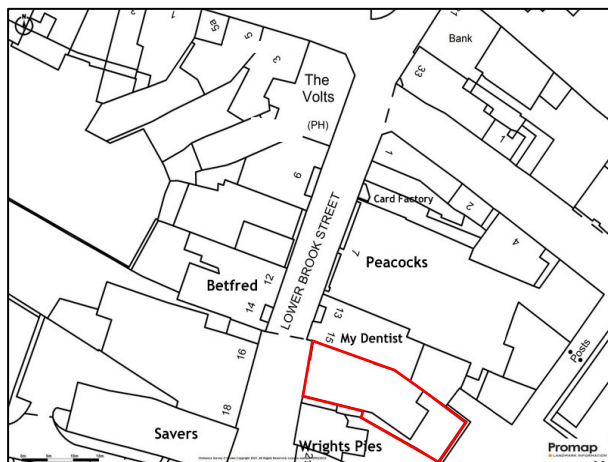
MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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BY INSTRUCTIONS OF CHAWLA'S LIMITED

Prominently Situated Retail Premises To Let or For Sale in Rugeley Town Centre



- **No. 17 Lower Brook Street, Rugeley, Staffordshire, WS15 2BZ**
- Retail area - 1,845 sq.ft. (171.40 sq.m.)
- Total floor area - 3,460 sq.ft. (321.42 sq.m.)
- Requires refurbishment
- Previously a branch of Clintons Cards
- Near to Card Factory and Peacocks
- Close to British Heart, Savers, Greggs, Betfred, Wrights Pies and Nationwide

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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 an extensive retail area on the ground floor with a timber framed and glazed shopfront fitted, together with storage and ancillary facilities at first and second floor levels and the benefit of rear service access at the rear.

The premises have previously been used as a branch of Clintons Cards 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	IMPERIAL	METRIC
Ground	Retail	1,845 sq.ft.	171.40 sq.m.
	Office	25 sq.ft.	2.32 sq.m.
	Messroom	50 sq.ft.	4.64 sq.m.
	Toilets	-	-
First	Storage	900 sq.ft.	83.61 sq.m.
Second	Storage	640 sq.ft.	59.45 sq.m.
TOTAL NET FLOOR AREA		3,460 sq.ft.	321.42 sq.m.
EXTERNAL servicing access from the rear.			

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 £22,750 with estimated uniform business rates payable of £11,352 for the year ending in March 2025. 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 indicated an Asset Rating of 77 within Band D. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on a new full repairing lease for a term to be agreed at a commencing rental of **£15,000** 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 cost thereof.

PRICE

As an alternative to a letting, the owner is prepared to consider the sale of the freehold interest, for which offers in the region of **£200,000** are invited for the benefit of the freehold interest.

VAT

VAT is not applicable on the rental or purchase price 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/unsold.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/5500

12.06.2024

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