

14 Upper Brook Street | Rugeley | WS15 2DN

Prominent retail unit on busy high street

Ground Floor Sales
129.30m² (1,392ft²)

- Prime high street position in Rugeley
- Strong mix of local and national retail occupiers in the immediate vicinity
- Small business rates relief for applicable businesses
- Nearby occupiers include **Five Oak Kitchens, Hays Travel, Specsavers, Costa Coffee** and **Boots**
- Suitable for a variety of uses (STP)
- Quoting rent £17,500 per annum exclusive
- Quoting price £200,000



FOR SALE/TO LET



Location



Gallery



Contact



Location/Description

Rugeley is a market town located close to the edge of Cannock Chase, a designated area of natural beauty. Rugeley sits approximately 8 miles north of Lichfield and 10 miles southeast of Stafford, with its town centre supporting a population of approximately 24,000 residents.

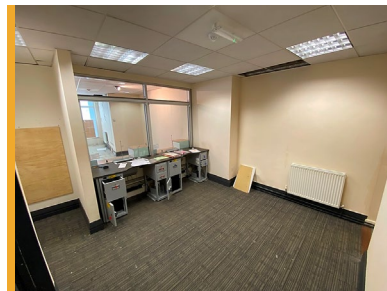
Future development in Rugeley includes up to 2,300 new homes and 12 acres of commercial land to be built on a town's former power station. Amazon are one of the larger employers in the area with a large fulfilment centre located on the outskirts of the town.

The town centre is home to national brands such as **Specsavers**, **Lloyds Bank**, **Costa Coffee**, **Nationwide Bank** and **Boots Pharmacy**.

Independent retail in the town is supported by the popular market which trades once a week.

The unit is located close to both the A460 and A51 and further benefits from the nearby Rugeley town train station.

The subject property comprises a ground floor sales area and ancillary storage/facilities at the rear. Further ancillary storage/facilities are at the first and second floor level.





Location



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Floor Areas

We understand that the property provides the following approximate areas:

Description	m ²	ft ²
Ground Floor	129.30	1,392
First Floor	82.20	885
Second Floor	28.70	309
Total	240.20	2,586

This information is given for guidance purposes only.

Lease Terms & Rent

The property is available by way of a new effective full repairing and insuring lease for a term to be agreed at an annual rental of:-

£17,500 per annum exclusive

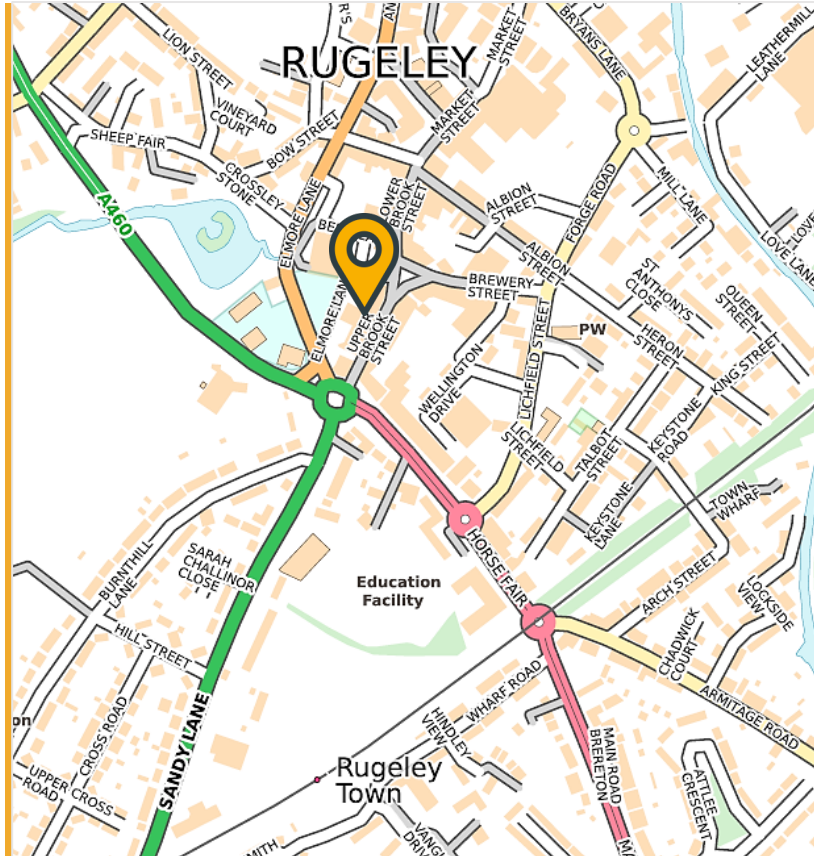
Price

The property is available at a quoting price of:-

£200,000

VAT

The property is VAT registered.



Business Rates

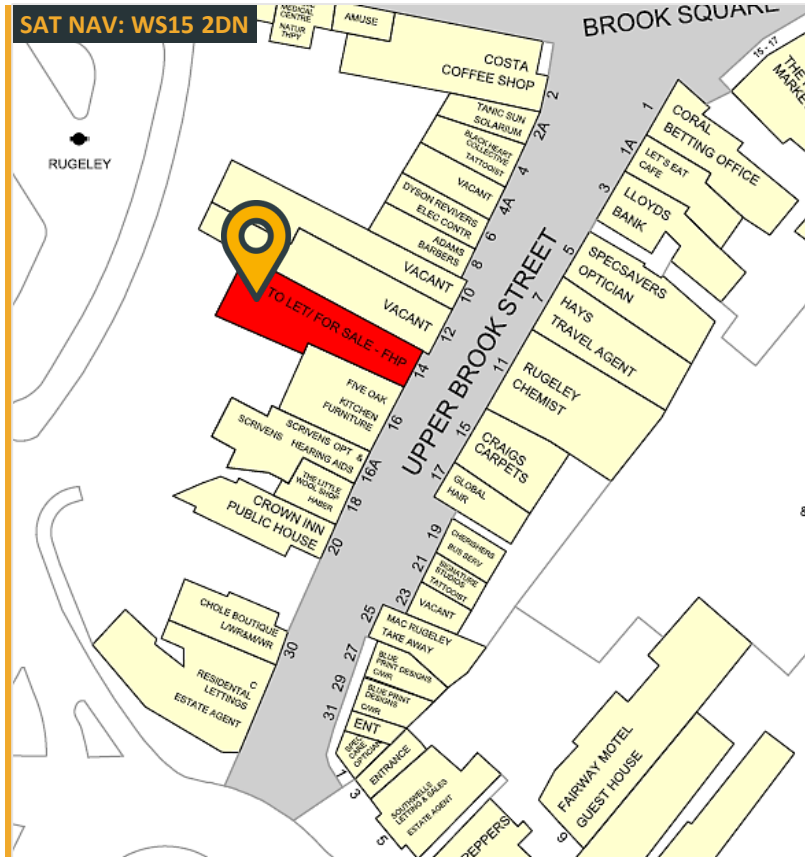
We have been verbally advised by Rugeley Town Council's Business Rates Department that the property is assessed as follows:

Rateable Value (as of 2023): £12,000

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from 01/04/2023 to 31/03/2024 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the relevant local billing authority.

Planning

We understand that the property falls within **Use Class E** and can therefore be used for the following uses: retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.



EPC

A copy of the Energy Performance Certificate is available on request.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.