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UNIT 2-3 BREWERY STREET

///nails.bells.dishes
The Glass House,
Rugeley, Staffordshire,
WS15 2DY

Local Occupiers Include

ANYTIME
FITNESS

DESCRIPTION

Brewery Street is a well-located retail destination in Rugeley town centre, comprising two units and a 43-space car park. Overlooking Brook Square and opposite Brewery Street Shopping Centre, it benefits from strong footfall and a resident population of over 26,000. With a prime location and established occupiers, it remains a key part of Rugeley's commercial landscape.

Rugeley, in Cannock Chase district, Staffordshire, is about 27 miles north of Birmingham, 6 miles northeast of Cannock, 9 miles southeast of Stafford, and 7 miles northwest of Lichfield.

UNIT SIZE

Total Area: 5,887 sq.ft (489.3 sq.m)

RENT

£40,000 + vat.

SERVICES

All mains services are available.

RATEABLE VALUE

Rateable Value: £33,750 + vat

SERVICE CHARGE

Service Charge: £7,457.44 + vat

INSURANCE

Insurance: £1,590.31 + vat

ENERGY PERFORMANCE

EPC rating C. Further information available upon request.

PLANNING

Subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



11,745 sq.ft

Total development



2

Retail units on site



43

Parking Spaces

M

BREWERY STREET

SITE PLAN



Will Helm

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Viewing
Strictly via prior appointment
with the appointed agent

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