



Beech House
16 The Strand
Bromsgrove
B61 8AB

☎ 01527 578820

info@apretail.co.uk
www.apretail.co.uk

RUGELEY
2 Elmore Lane
WS15 2DL

PROMINENT SHOP TO LET

EDGE OF TOWN CENTRE



LOCATION

The shop is located in a prominent main road position, close to the town centre with national occupiers **Burger King, Subway** and **Travelodge** being close by.

DEMISE

Ground and first floors with car parking for 6 cars

DIMENSIONS AND AREAS

| | |
|----------------------|-------------|
| Internal width front | 32' 4" |
| Internal width rear | 18' 8" |
| Shop depth | 64' 0" |
| Ground floor | 1,887 sq ft |
| First floor | 1,040 sq ft |

LEASE

15 years on full repairing and insuring terms with 5 yearly rent reviews.

RENT

£36,000 per annum exclusive

Please note rent payments will be subject to VAT.

RATING ASSESSMENT

| | |
|----------------|----------------------|
| Rateable value | £30,500.00 |
| Rates payable | £14,975.50 (2019-20) |

This information is for guidance purposes only. Interested parties are advised to make their own rating enquiries.

LEGAL COSTS

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

VIEWING

Strictly by appointment:

Adam Perrey AP Retail Limited
Tel: 01527 578820
Email: info@apretail.co.uk

ENERGY PERFORMANCE CERTIFICATES

An EPC will be made available to the successful applicant as soon as is practicable.

All transactions stated are exclusive of VAT **SUBJECT TO CONTRACT**

The Agents and Vendors take no responsibility for any error mis-statement or omission in these details. Measurements are approximate and for guidance only. The particulars do not constitute an offer or contract and members of the Agent's firms have no authority to make any representation or warranty in relation to the property
May 2019

