



2, Upper Brook Street, Rugeley, Staffs, WS15 2DN

- Sales Area 1,970 sq ft (183.0 sq m)
- Additional First Floor Ancillary Space 1,145 sq ft (106.4 sq m)
- Corner Position with Rear Servicing Yard
- Close to WHSmith, Boots, Coral, Greggs & Specsavers



Printcode: 20191023

2 Upper Brook Street, Rugeley

LOCATION

The property is situated within the main pedestrianised retail precinct at the junction of Brook Square and Upper Brook Street. The unit has a prominent return frontage to the main thoroughfare leading to the Market Hall and there are a number of national multiple retailers within the immediate vicinity including WHSmith, boots, Coral, Greggs and Specsavers.

DESCRIPTION

The property provides open plan ground floor retail space, rear stores and loading bay leading on to a shared servicing yard. The first floor includes staff facilities and additional stores.

ACCOMMODATION

All measurements are approximate:

Ground Floor

Gross Frontage	27ft 7ins	8.5m
Return Frontage	19ft 6ins	6.0m
Shop Depth	67ft 9ins	20.7m
Ground Floor Sales Area	1,970 sq ft	183.0 sq m
Rear Store	39 sq ft	3.6 sq m
Loading Bay	56 sq ft	5.2 sq m

First Floor

Staff Facilities	99 sq ft	9.2 sq m
Stores	1,046 sq ft	97.2 sq m
Total Floor Area	3,210 sq ft	298.2 sq m

RENT

£24,000 pax

VAT

The landlord has elected to charge VAT on the above figures as appropriate.

LEASE

A new 6 year full repairing and insuring lease subject to a rent review at the end of the 3rd year of the term.

TERMS

Full repairing and insuring basis. The landlord will insure the property and recharge the premium to the tenant on a periodic basis.

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

Messrs. Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein (whether in the text, plans or photographs etc.) is given in good faith but without responsibility and is believed to be correct. Any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Messrs. Andrew Dixon & Company, has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 – office measurements can be made available by request.



PROPERTY REFERENCE

CA/BP/2032/ELH

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

RATEABLE VALUE

£26,750 - Valuation Office.

RATES PAYABLE

£13,134.25 - 2019/2020.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Awaited.

SERVICE CHARGE

The landlord reserves the right to levy a service charge to cover the cost of maintenance and upkeep of common areas.

LEGAL COSTS

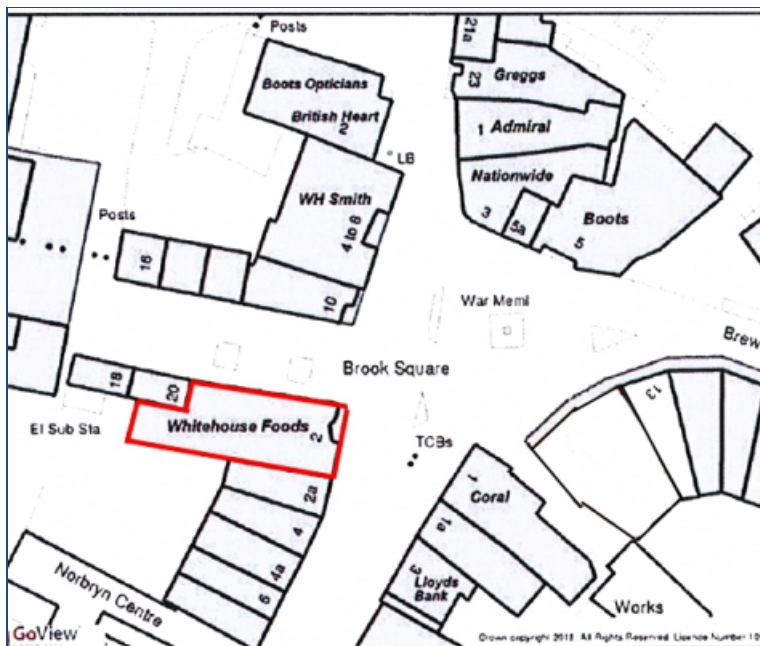
Each party is to be responsible for their own legal costs in this matter.

AVAILABILITY

Immediate.

VIEWING

Strictly by prior appointment with the Agent's Cannock office.



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