



TO LET

**27 Market Square
Rugeley
WS15 2BS**



947.7 sq. m. (10,201 sq. ft.)

Approx. Net Internal Area

*** First Floor retail property with front and rear access points.**

*** Rent - £60,000 per annum exclusive**

*** Leisure, restaurant and any other use considered subject to planning consent.**





Location:

Rugeley is a small market town located approximately 8 miles south east from Stafford, 7 miles north east from Cannock and 7 miles north west from Lichfield with rapid access connections to the national motorway networks.

Situation:

The premises are situated in Market Street which is prominently located in the Rugeley town centre above the Iceland retail unit. Other national multiple retailers include **Wilkinson, Morrison's, NatWest** and **Peacocks**.

Description:

The premises comprise an ex leisure/fitness facility on the first floor of these premises. The premises benefit from two self-contained entrances from Market Street and have a point of access for loading etc. at the rear.

Accommodation:

	sq m	sq ft
First Floor Premises	947.7	10,201

Rent:

Offers in region of £60,000 per annum exclusive

Rates:

We understand from the Valuation Office website that the rateable value for the property is £34,000

Use:

Uses that would be acceptable to the landlord include gym, leisure, restaurant or any other use subject to planning consent.

Vat:

All figures quoted above are exclusive of VAT which we understand is applicable.

Legal fees:

Each party are to bear their own legal fees incurred in this transaction.

EPC

EPC available on request.

Viewing

Strictly by prior appointment through joint agents

Harris Lamb
75-76 Francis Road
Edgbaston
Birmingham
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Contact: David Walton

Or

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Ref: RA073

Date: March 2017

Subject To Contract

