

# 27 Market Square, Rugeley



27 Market Square, Rugeley, WS15 2BS

**Prominent First Floor Property**  
**Flexible use subject to planning**

**Contact:**  
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## Tenure

**Leasehold -To Let**

## Location

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

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 nearby include:

**Wilkinson, Morrison's, NatWest and Peacocks.**

## Rent

Offers in the region of **£60,000** per annum

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## Accommodation

The property was a former leisure facility and is arranged over first floor only. It benefits from two exclusive front entrances and rear loading access and provides the following approximate net internal floor areas:

First Floor: 10,201 sq ft 947.7 sqm

## Lease Term

The property is offered on the basis of a new effective full repairing and insuring lease for a term to be agreed by negotiation.

## Planning

Flexible uses acceptable to the Landlord but subject to planning consent.

## Leasing Code of Practice

All leases comply with the Code of Leasing Business Premises 2007.

## Rating

We have been advised by the local authority that the premises are assessed for rating purposes as follows:

Rateable Value: £34,000

UBR (2017/18) 0.466

Rates Payable £15,844

Interested parties should verify figures with the Local Authority.

## Services

The property is connected to mains services, however, none have been tested by the agents.

## VAT

All prices quoted are exclusive of VAT which may be payable.

## EPC

An EPC is available on request.

## Legal Costs

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

## Viewing

Viewing is strictly by appointment via joint agents:

JRBT Commercial Property Ltd

Jonathan Thomas

01865 595143

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Harris Lamb

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**SUBJECT TO CONTRACT**

**MARCH 2017**

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