

## Prominent retail unit on busy high street

Ground Floor Sales  
129.30m<sup>2</sup> (1,392ft<sup>2</sup>)

- Prime high street position in Rugeley
- Strong mix of local and national retail occupiers in the immediate vicinity
- Small business rates relief for applicable businesses
- Nearby occupiers include **Five Oak Kitchens**, **Hays Travel**, **Specsavers**, **Costa Coffee** and **Boots**
- Suitable for a variety of uses (STP)
- Quoting rent £17,500 per annum exclusive



**TO LET**



Location



Gallery



Contact

## Location/Description

Rugeley is a market town located close to the edge of Cannock Chase, a designated area of natural beauty. Rugeley sits approximately 8 miles north of Lichfield and 10 miles southeast of Stafford, with its town centre supporting a population of approximately 24,000 residents.

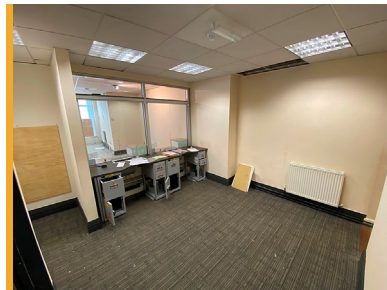
Future development in Rugeley includes up to 2,300 new homes and 12 acres of commercial land to be built on a town's former power station. Amazon are one of the larger employers in the area with a large fulfilment centre located on the outskirts of the town.

The town centre is home to national brands such as **Specsavers**, **Lloyds Bank**, **Costa Coffee**, **Nationwide Bank** and **Boots Pharmacy**.

Independent retail in the town is supported by the popular market which trades once a week.

The unit is located close to both the A460 and A51 and further benefits from the nearby Rugeley town train station.

The subject property comprises a ground floor sales area and ancillary storage/facilities at the rear. Further ancillary storage/facilities are at the first and second floor level.







## Floor Areas

We understand that the property provides the following approximate areas:

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	129.30	1,392
First Floor	82.20	885
Second Floor	28.70	309
<b>Total</b>	<b>240.20</b>	<b>2,586</b>

This information is given for guidance purposes only.

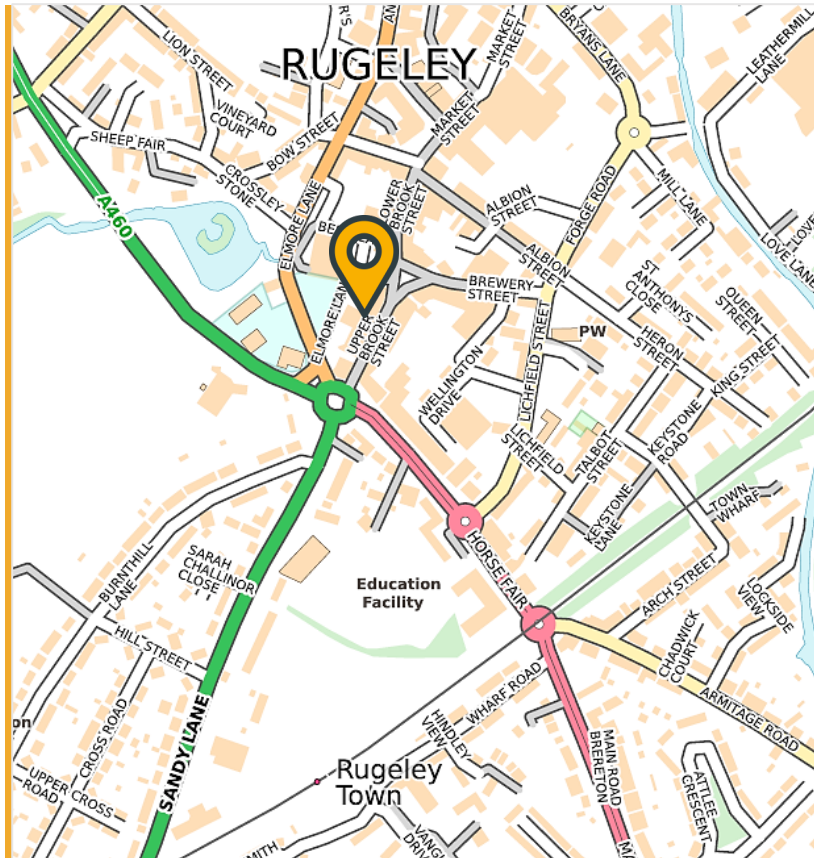
## Lease Terms & Rent

The property is available by way of a new effective full repairing and insuring lease for a term to be agreed at an annual rental of:-

**£17,500 per annum exclusive**  
**(Seventeen Thousand Five Hundred)**

## VAT

The property is VAT registered.



## Business Rates

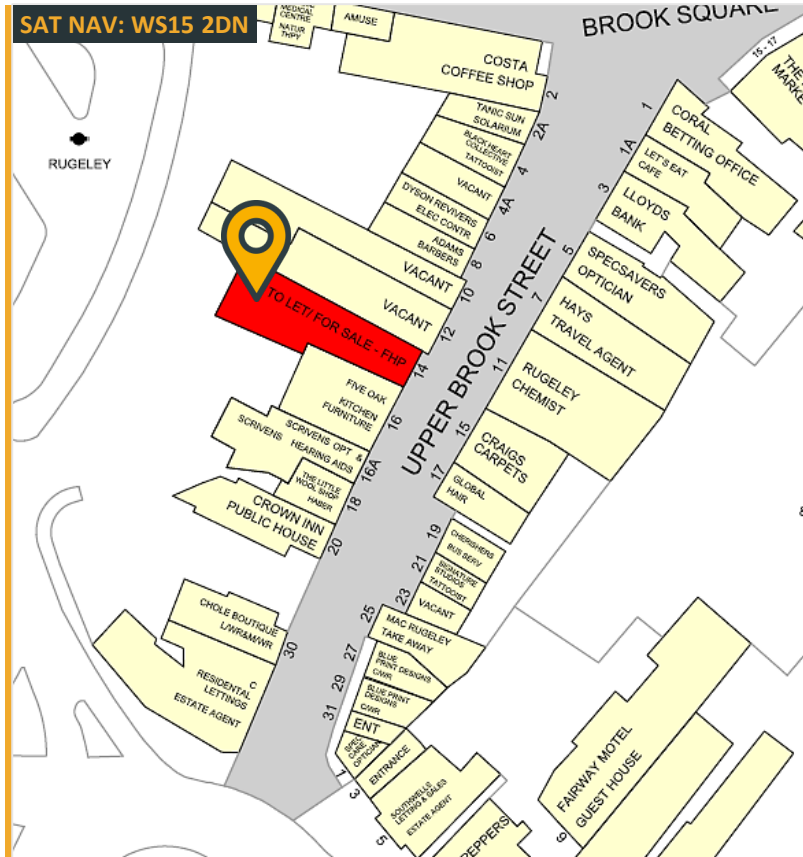
We have been verbally advised by Rugeley Town Council's Business Rates Department that the property is assessed as follows:

**Rateable Value (as of 2023): £12,000**

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from 01/04/2023 to 31/03/2024 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the relevant local billing authority.

## Planning

We understand that the property falls within **Use Class E** and can therefore be used for the following uses: retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.



## EPC

A copy of the Energy Performance Certificate is available on request.

## Legal Costs

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

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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