



30, Brook Square, Rugeley, Staffs, WS15 2DR

- Retail Sales Approx 2,658 sq ft (246.9 sq m)
- Stores/Retail 1,065 sq ft (98.9 sq m)
- Close to Costa Coffee & with close proximity to Boots & Greggs
- EPC Rating E-110



Printcode: 20240401

30 Brook Square, Rugeley

LOCATION

The property is situated within the main pedestrianised retail precinct being on the west side of Brook Square, close to its junction with Upper Brook Street. The unit has a prominent return frontage to the main thoroughfare leading to Market Hall and there area a number of national multiple retailers to include Costa Coffee, Boots and Greggs.

DESCRIPTION

The property provides a open plan ground floor sales area with aluminium glazed windows. The first floor includes staff and storage facilities.

ACCOMMODATION

All measurements are approximate:

	FT	M
Gross Frontage	31ft 8ins	9.7
Shop Depth	54ft 2ins	16.5
	SQ FT	SQ M
Ground Floor	3,723	345.8
F/F Ancillary	3,186	296.0
Total NIA	6,909	641.8

RENT

£30,000 pax plus VAT

VAT

The landlord reserves the right 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 expiration 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/2061/a0424/ELH

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

RATEABLE VALUE

£18,500 - Valuation Office.

RATES PAYABLE

£9,231.50 - 2024/2025.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate E-110.

LEGAL COSTS

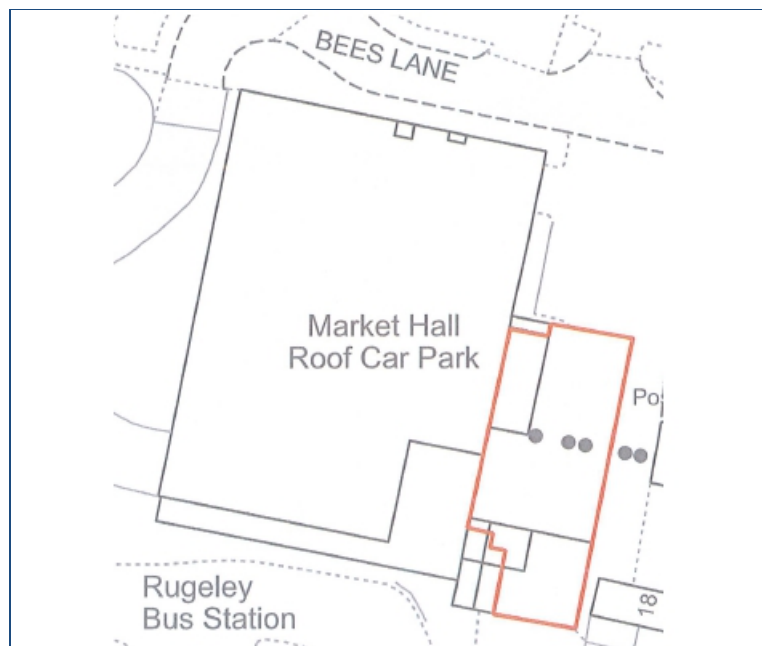
Each party to bear their own legal costs in this matter.

AVAILABILITY

Immediate.

VIEWING

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



Tel: 01543 506640
www.adixon.co.uk

The Woodlands
4 Hallcourt Crescent, Cannock
Staffordshire, WS11 0AB
Fax : 01543 506654
Email: enquiries@adixon.co.uk