

RUGELEY

16/18 LOWER BROOK STREET

**SUBSTANTIAL
 RETAIL/RESTAURANT
 PREMESIS TO LET/FOR SALE**
 (Subject to Planning)



Location

The property is situated in a prime trading location adjoining **Superdrug** and in close proximity to **Greggs, Boots, W H Smith, Peacocks** and **Costa Coffee**.

Accommodation

The property comprises a ground floor shop with first floor ancillary accommodation.

Internal Width (max)	51'7"	15.72 m
Shop Depth	79'0"	29.56 m
Ground Floor Sales	4,276 sq ft	397.25 sq m
Ground Floor Kitchen	87 sq ft	8.07 sq m
First Floor Storage	1,040 sq ft	96.6 sq m
Rear Yard/Loading	4,686 sq ft	435.34 sq m

There is large yard to the rear which would lend itself well to an outside terrace/beer garden or alternatively to extend the retail area if required, subject to planning.

Lease/Rent

The property is available by way of a new full repairing and insuring lease at a rent of **£38,500 per annum exclusive**

Freehold

Our clients will consider a disposal of their freehold interest with vacant possession. Please contact the agents for further details.

EPC

The Energy Performance asset rating is Band E, 115. A full copy of the EPC is available for inspection if required.

Business Rates

Verbal enquiries to Cannock Chase Council confirm the property is assessed as follows:
 Rateable Value £35,500

Interested parties are advised to make their own enquires on 01543 462621.

Legal Costs

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

Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

Strictly by appointment through Emanuel Oliver, Llyr Emanuel llyr@emanueloliver.com 0151 236 6725.

Rev – 18/1/18



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