

# RUGELEY

## 16/18 LOWER BROOK STREET

### SUBSTANTIAL RETAIL/RESTAURANT PREMISES 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
<b>Ground Floor Sales</b>	<b>4,276 sq ft</b>	<b>397.25 sq m</b>
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.

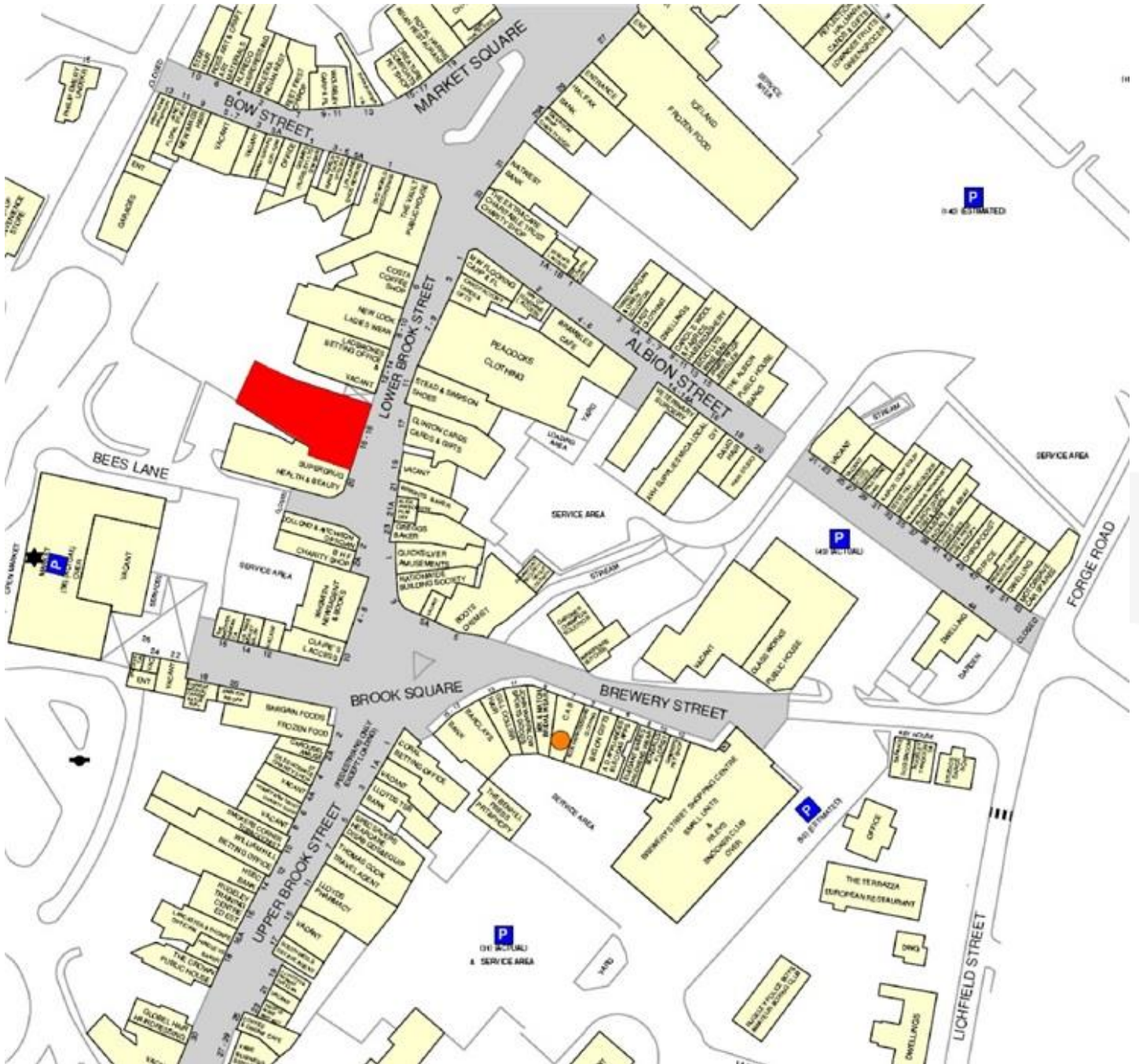
#### Photographs and plans

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](mailto:llyr@emanueloliver.com) 0151 236 6725.

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