



# ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

0121 212 7800 | [www.rhtretail.co.uk](http://www.rhtretail.co.uk) | 3 EDMUND GARDENS 117 EDMUND STREET BIRMINGHAM B3 2HJ

## TO LET

### TOWN CENTRE BUSINESS UNITS

BREWERY STREET

RUGELEY

STAFFORDSHIRE

WS15 2DY

- ❖ SUITABLE FOR USE AS TRADE COUNTERS, OFFICES, LIGHT INDUSTRIAL, STORAGE OR RETAIL
- ❖ TOWN CENTRE LOCATION
- ❖ PARKING IMMEDIATELY IN FRONT
- ❖ NEWLY REFURBISHED BUILDINGS



# BREWERY STREET BUSINESS UNITS

## RUGELEY

## STAFFORDSHIRE

## WS15 2DY

### Location

Rugeley is a busy town situated approximately 8 miles north of Lichfield and some 10 miles south of Stafford. The town has a population of approximately 24,000.

Rugeley has excellent transport communications being situated approximately 9 miles from Junction 11 and 10 miles from Junction 12 of the M6 Motorway and there is also direct access to the M6 Toll Road.

The property is situated at the eastern end of Brewery Street on the edge of the main pedestrianised retail area within Rugeley Town Centre.

### Description

The property comprises the ground floor of the former Brewery Street Shopping Centre.

It is shortly to be refurbished to create four new business units providing a total floor area of 997sq. m (10,720 sq. ft.). Each unit will have a glazed and brick front elevation with a roller shutter loading door. The buildings will be completed to a shell finish.

Car parking is available immediately in front of the property.

### Accommodation

The units are available individually, or can be amalgamated, and provide the following individual floor areas:

<b>Unit A</b>	<b>232 sq. m</b>	<b>2,496 sq. ft.</b>
<b>Unit B</b>	<b>302 sq. m</b>	<b>3,250 sq. ft.</b>
<b>Unit C</b>	<b>357 sq. m</b>	<b>2,765 sq. ft.</b>
<b>Unit D</b>	<b>206 sq. m</b>	<b>2,217 sq. ft.</b>

### Planning

The premises benefit from an established use within Class E of the Planning (Use Classes) (Amendment) Regulations 2020 and are therefore suitable for use as Trade Counters, Offices, Light Industrial, Warehouse or Retail.

### Lease Terms

The property is available to let on new effectively full repairing and insuring leases for terms of 5 years or more.

### Rents

<b>Unit A</b>	<b>£15,000 per annum</b>
<b>Unit B</b>	<b>£20,000 per annum</b>
<b>Unit C</b>	<b>£16,500 per annum</b>
<b>Unit D</b>	<b>£13,500 per annum</b>

### VAT

Value Added Tax will be charged on the rents.

### Rates

The units have yet to be assessed for Business Rates.

### Legal Costs

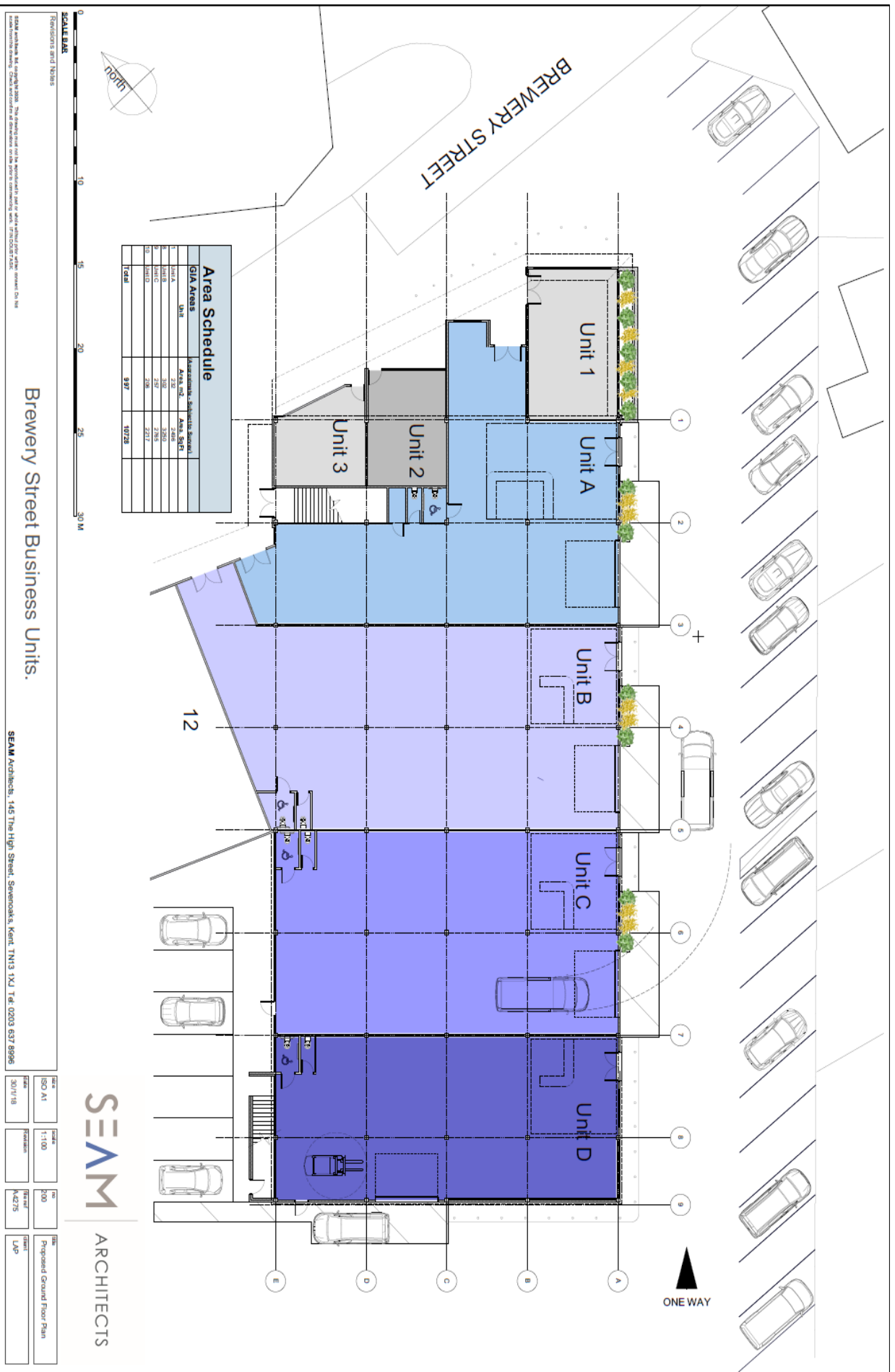
Each Party to be responsible for their own legal costs.

### Viewing & Enquiries

Strictly by appointment with the sole letting agents:

**David Thompson**  
**Rowley Hughes Thompson**  
**Tel: 0121 212 7803**  
**Email: [davidt@rhtretail.co.uk](mailto:davidt@rhtretail.co.uk)**

**Date prepared: January 2021.**  
**Transactions are stated exclusive of VAT,**  
**Subject to Contract**



# Brewery Street Business Units.

SEAM Architects, 145 The High Street, Sevenoaks, Kent, TN13 1XJ Tel: 0203 637 8996

Scale	ISO A1	Scale	1:100	File	200	File	Proposed Ground Floor Plan
Date	30/11/18	Revision		Client	ACZTS	Client	LAP

**SEAM** ARCHITECTS

