

TO LET

RETAIL UNIT

22-24 BROOK SQUARE, RUGELEY



Location

The retail unit is located in the pedestrianised shopping area of Rugeley Town Centre, close to Rugeley bus station and Rugeley Indoor Market Hall.

Unit Description

The property comprises a single storey retail unit most recently used as a beauty/tanning salon.

Accommodation (Approximate areas only)

The unit is 75 square metres or thereabouts in total currently subdivided by stud partitioning as follows:

Reception Area with air conditioning unit and counter
Retail Area: 15 square metres (163 square feet)
Treatment Room 1: 8 square metres (86 square feet)
Treatment Room 2: 8 square metres (86 square feet)
Treatment Room 3: 9 square metres (94 square feet)
Treatment Room 4: 9 square metres (94 square feet)
Storage Room: 2.6 square metres (28 square feet)
Kitchen Area with electric storage heater
W/C

Lease Details

The Council is offering a new 3-year lease subject to exclusion of the security of tenure provisions of the Landlord & Tenant Act. The tenant will be responsible for full decorative order and internal repairs. The Council will be responsible for insurance and structural repairs but may recover the insurance premium from the lessee by way of additional rent.

Rent

Rental offers are invited in the region of £9,000 per annum. Rent is payable quarterly in advance.

Use

It is understood that the unit currently has planning permission for uses within Use Class E (Commercial, Business and Service) of the Town and Country Planning Use Classes Order. Other uses may be considered acceptable subject to the appropriate planning consent being confirmed by any applicant with the planning authority.

Services

It is understood that mains water, a 3 phase (4 wire) electricity supply and drainage are connected but prospective tenants should make their own enquiries through the appropriate service agencies in respect of mains services. A fire detection system is installed.

Rates

The tenant will be liable for business rates payable on the premises. Prospective tenants are advised to contact the Council's Business Rates Section on 01543 464474 to establish the current rates payable and their eligibility or otherwise for Small Business Rate Relief.

EPC

The Energy Performance Certificate issued for the property indicates an Asset Rating of 107 within Band E. A full certificate with recommendations will be provided on request.

Costs

The ingoing lessee will be responsible for the Council's legal costs (including the costs of the Council's superior landlord) and surveyor's fee in the preparation of the lease.

VAT

All figures quoted are exclusive of VAT.

Enquiries

Should you have any queries regarding the above or wish to view the premises please contact Property Services on 01543 464524.

MISREPRESENTATION ACT 1967

Cannock Chase Council gives notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending lessee should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of Cannock Chase Council has any authority to make or give representation or warranty whatsoever in relation to this property.