

TO LET

U3-7 Shrewsbury Mall, Rugeley,
Staffordshire, WS15 2JT



Location

The premises are located in Rugeley Town Centre being adjacent to Poundland with other nearby retailers including Iceland, The Rugeley Spice Restaurant and Collin Lee Opticians.

Description

The premises are arranged over ground and first floors.

Accommodation

Address	SqM	SqFt
Ground Floor	579.51	6,238
First Floor	50.44	543
Mezzanine	96.34	1,037
Total	726.29	7,818

Rent

£45,000 Per Annum Exclusive

Tenure

The accommodation is available by way of new fully repairing and insuring lease on terms to be agreed.

Business Rates

RV £39,500 (2023)

Legal Costs

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

EPC

A copy of the Energy Performance Certificate can be made available upon request.

Service Charge

£16,760

Planning

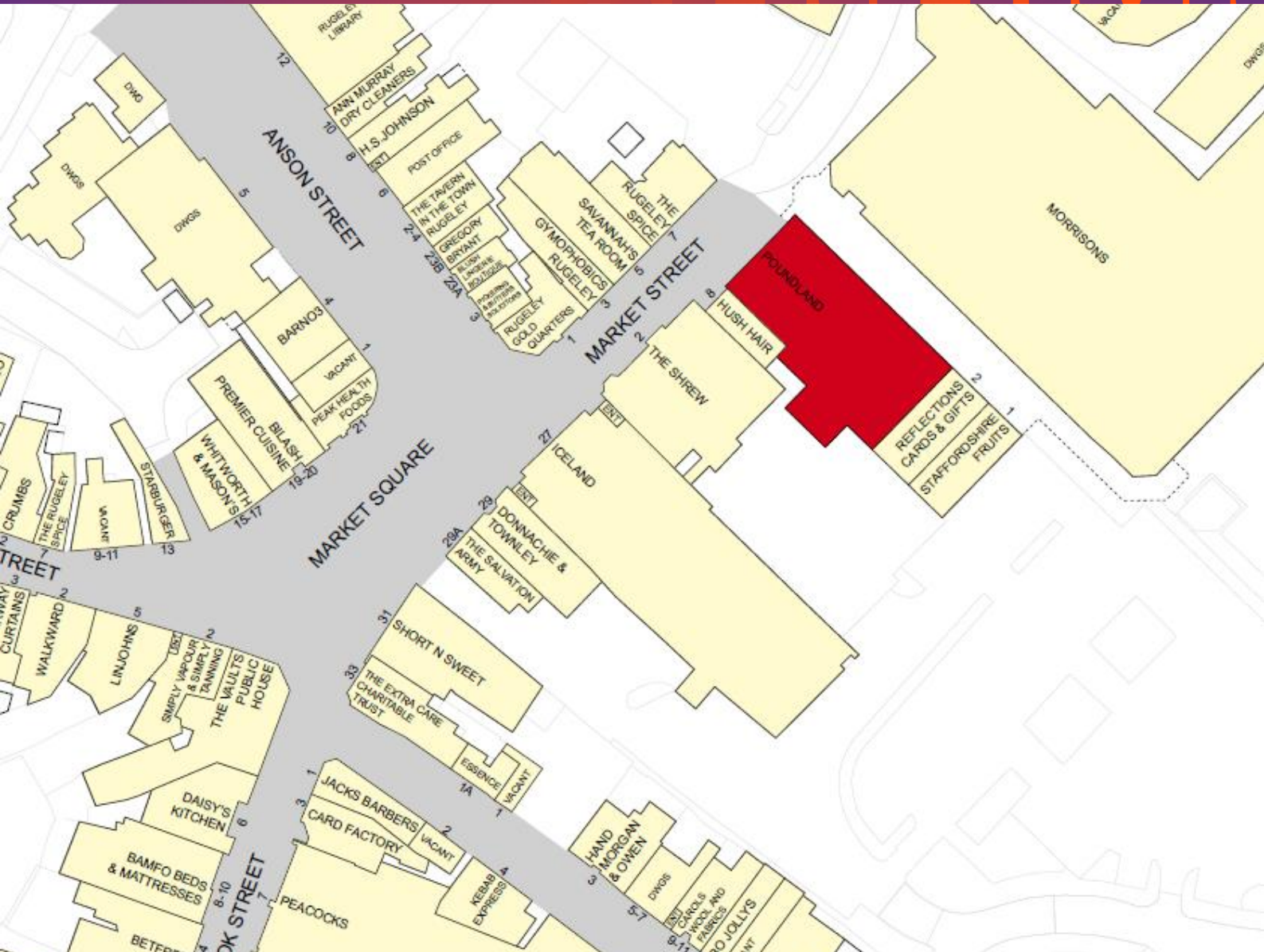
We understand from our enquiries via Cannock Chase District Council website that the property is not listed but does lie within a Conservation area.

We suggest that all interested parties verify the above information with the Local Authority.

Viewings

Strictly by appointment with the Sole Retained Agents.

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- I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract.
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