

TO LET

1 Shrewsbury Mall,
Rugeley
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.

ACCOMODATION

The premises comprise of the following approximate areas and dimensions:-

Ground Floor Net Internal Area - 527 sq. ft (48.96 sq. m)
First Floor Net Internal Area - 192 sq. ft (17.84 sq. m)

TENURE

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

EPC

The Energy Performance Asset Rating of the premises currently falls within Category C (52).
A copy of the Energy Performance Certificate can be made available upon request.

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.

RENT

£9,000 per annum exclusive of rates, service charge and VAT.

SERVICE CHARGE

An annual variable service charge is levied upon the property which is budgeted at **£2,391** for the year January to December 2025.

RATEABLE VALUE

We have made enquiries via the valuation office website which confirms the rateable value for the premises as follows:-

Rateable Value

(2023 Assessment) £8,600.00

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

LEGAL COSTS

Each party to be responsible for their own legal costs.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWINGS

Strictly by appointment with the Sole Retained Agents.

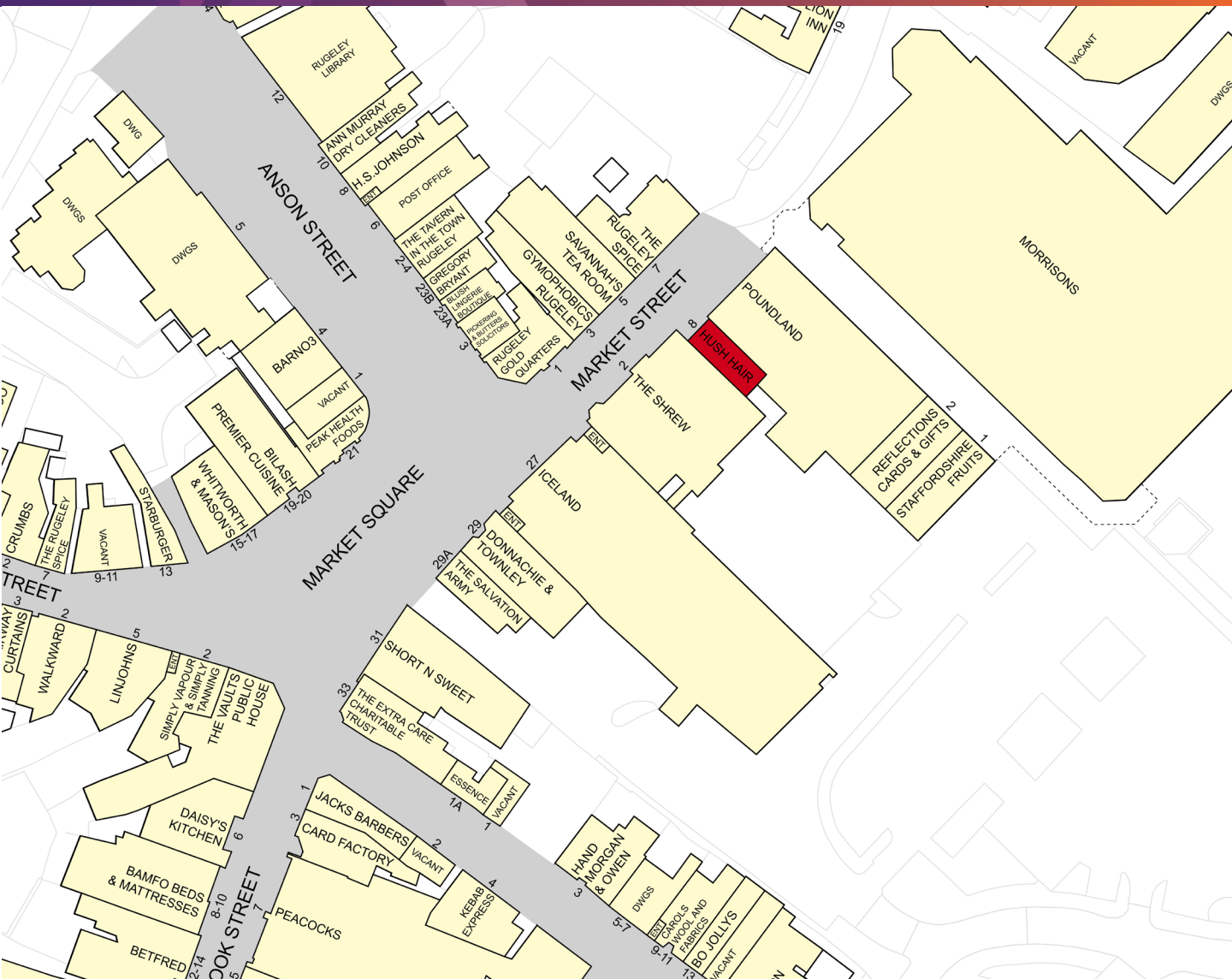
SUBJECT TO CONTRACT


CREATIVE RETAIL
PROPERTY CONSULTANTS

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