

TO LET / FOR SALE

1 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	Sq M	Sq Ft
Ground Floor Net Internal Area	48.96	527
First Floor Net Internal Area	17.84	192
Total	48.96	527

Rent

£9,000 Per Annum Exclusive

Price

Offers invited in excess of **£100,000**

Tenure

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

Business Rates

RV £8,600 (2023)

Legal Costs

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

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.

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.

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.

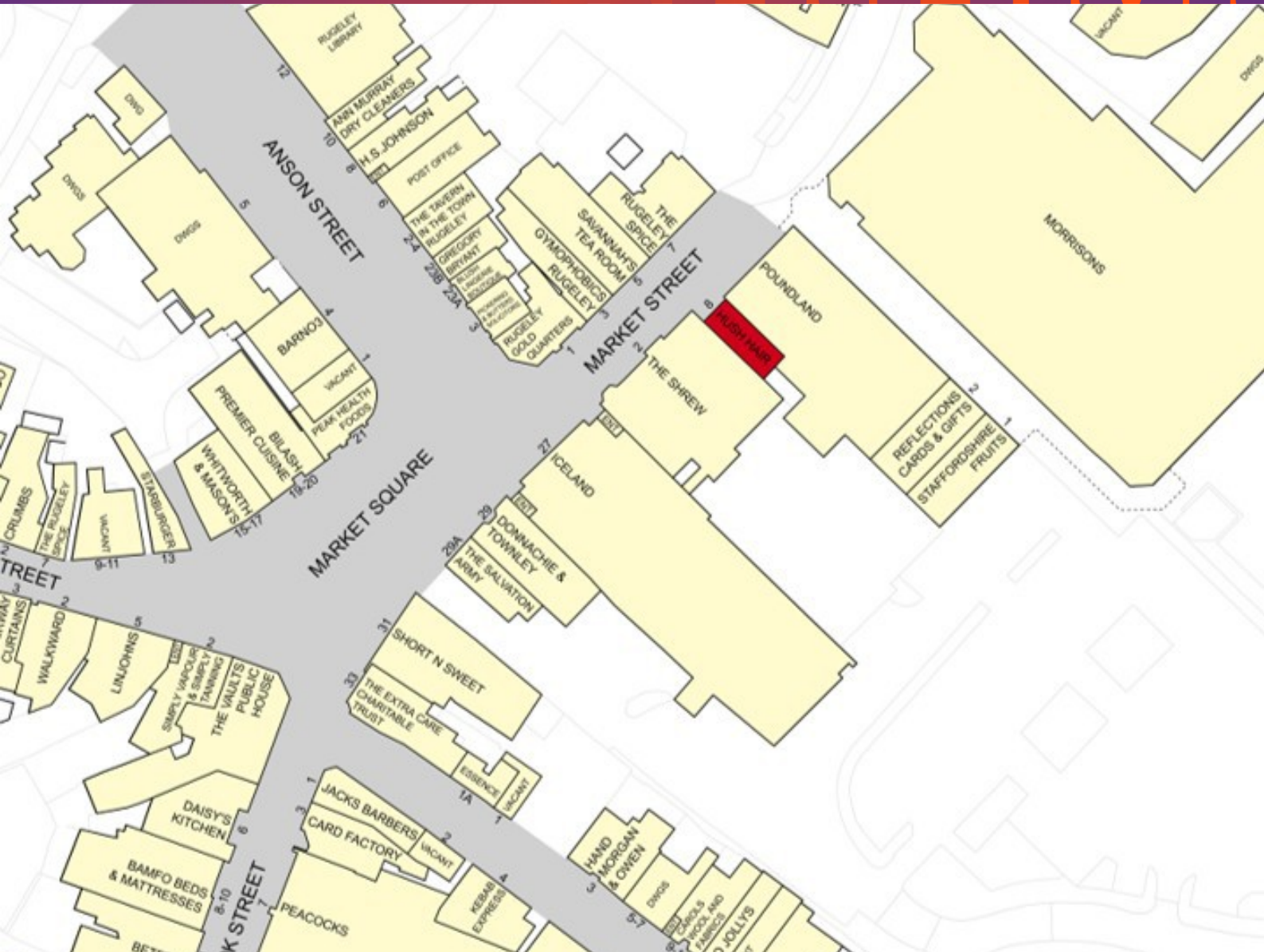
We suggest that all interested parties verify the above information with the Local Authority.

Viewings

Strictly by appointment with the Sole Retained Agents.

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Creative Retail