



19, Market Square, Rugeley, Staffs, WS15 2BJ

- Former Coffee Shop
- Ground Floor Sales Approx 1,593 sq ft (148 sq m)
- Town Centre Location close to Costa Coffee & within close proximity to Boots and Greggs
- Pedestrianised Area
- EPC Rating: B-33



Printcode: 2026910

19 Market Square, Rugeley

LOCATION

The property is situated within the main pedestrianised precinct close to its junction with Albion Street and Bow Street. The unit has a prominent return frontage and there are a number of national retailers to include Costa Coffee, Boots and Greggs.

DESCRIPTION

The property comprises a ground floor retail shop. It forms part of a period style building being of brick and masonry construction surmounted by a slate roof.

Internally the unit provides open plan sales space with staff and WC facilities to the rear.

ACCOMMODATION

All measurements are approximate:

Ground Floor Sales - 1,593 sq ft (148 sq m)

RENT

£13,500 pax plus VAT

VAT

VAT will be charged on the rent and other costs as applicable.

TERMS

Internal repairing and insuring basis.

AVAILABILITY

Immediate.



PROPERTY REFERENCE

CA/BP/2544/ELH

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

RATEABLE VALUE

£14,500 - VOA.

RATES PAYABLE

£5,539 - 2026/2027 (Small Business RHL).

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate B-33.

LEGAL COSTS

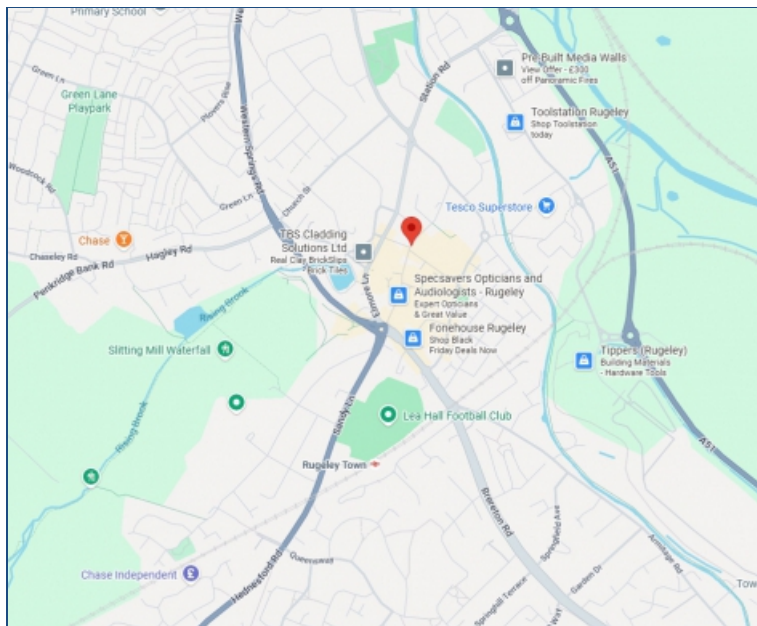
Each party is to be responsible for their own legal costs in this matter.

VIEWING

Strictly by prior appointment with the Agent's Cannock office.

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

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