



## 28, Brook Square, Rugeley, Staffs, WS15 2DR

- Overall Area Approx 8,977 sq ft (834 sq m)
- Former Market Hall
- Close to Costa Coffee & with close proximity to Boots & Greggs
- EPC Rating D-99



Printcode: 2023403

# 28 Brook Square, Rugeley

## LOCATION

The property is situated within the main pedestrianised retail precinct being on the west side of Brook Square, close to its junction with Upper Brook Street. The unit has a prominent return frontage to the main thoroughfare leading to Market Hall and there are a number of national multiple retailers to include Costa Coffee, Boots and Greggs.

## DESCRIPTION

The property provides an open plan ground floor sales area with aluminium glazed windows and has office accommodation to include a reception area and 3 individual offices.

It was most recently used as a Market Hall before closing in March 2023 which incorporated 35 market stalls, storage and male and female toilets.

## ACCOMMODATION

All measurements are approximate:

Ground Floor Sales - **8,799 sq ft (834 sq m)**

## RENT

£45,000 No VAT.

## VAT

The landlord reserves the right to charge VAT on the above figures as appropriate.

## LEASE

A new 6 year full repairing and insuring lease, subject to a rent review at the expiration of the 3rd year of the term.

## TERMS

Full repairing and insuring basis excluding the roof. The landlord will insure the property and recharge the premium to the tenant on a periodic basis.

### MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

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## PROPERTY REFERENCE

CA/BP/2061/a0423/ELH

## LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

## RATEABLE VALUE

Market Hall: £25,000.

Internal Offices: £7,000. Valuation Office.

## RATES PAYABLE

Market Hall: £12,475.

Internal Offices: £3,493 - 2023/2024.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Rating D-99

## LEGAL COSTS

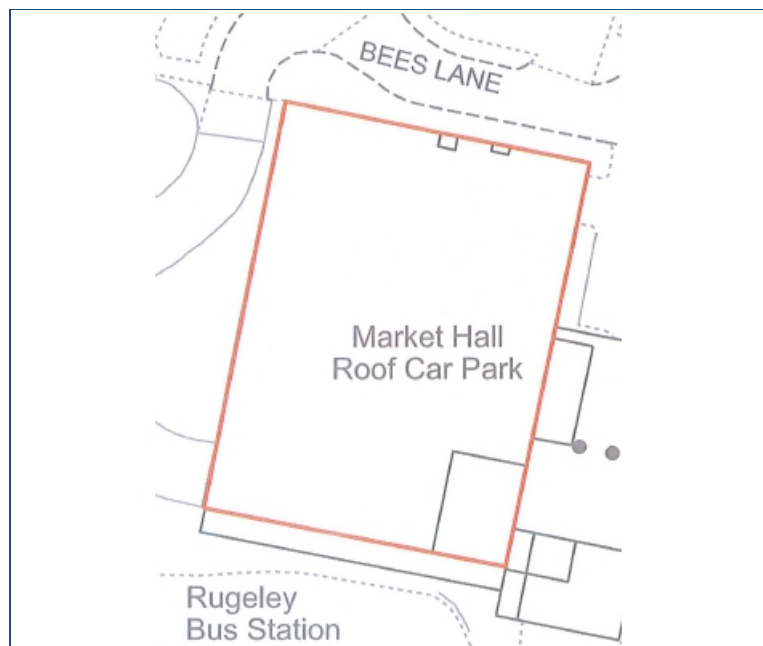
Each party to bear their own legal costs in this matter.

## AVAILABILITY

Immediate.

## VIEWING

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



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