



UNWANTED FURNITURE TO DONATE CALL 01889 583246

FRESH STOCK EVERYDAY

YOUR UNWANTED CLOTHES FUEL OUR SERVICE

MAKE IT YOUR MISSION TO BAG A BARGAIN

YOUR DONATIONS FUEL OUR SERVICE

BECOME PART OF THE CREW HELP US SAVE LIVES

YOUR DONATIONS ARE WORTH 25% MORE WITH giftaid

M

UNIT 2-3 BREWERY STREET

///nails.bells.dishes
The Glass House,
Rugeley, Staffordshire,
WS15 2DY

Local Occupiers Include



DESCRIPTION

Brewery Street is a well-located retail destination in Rugeley town centre, comprising two units and a 43-space car park. Overlooking Brook Square and opposite Brewery Street Shopping Centre, it benefits from strong footfall and a resident population of over 26,000. With a prime location and established occupiers, it remains a key part of Rugeley's commercial landscape.

Rugeley, in Cannock Chase district, Staffordshire, is about 27 miles north of Birmingham, 6 miles northeast of Cannock, 9 miles southeast of Stafford, and 7 miles northwest of Lichfield.

UNIT SIZE

Total Area: 5,887 sq.ft (489.3 sq.m)

RENT

£40,000 + vat.

SERVICES

All mains services are available.

RATEABLE VALUE

Rateable Value: £33,750 + vat

SERVICE CHARGE

Service Charge: £7,457.44 + vat

INSURANCE

Insurance: £1,590.31 + vat

ENERGY PERFORMANCE

EPC rating C. Further information available upon request.

PLANNING

Subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



11,745 sq.ft

Total development



2

Retail units on site



43

Parking Spaces

M BREWERY STREET

SITE PLAN



Will Helm
07774 666 805
WHelm@lcpproperties.co.uk



Dylan Bhogal
07741 726 439
DBhogal@lcpproperties.co.uk

Viewing
Strictly via prior appointment
with the appointed agent

Creative Retail
0121 400 0407
www.creative-retail.co.uk

Scott Robertson
07831 856 733
scott@creative-retail.co.uk

Wright Silverwood
CHARTERED SURVEYORS
0121 454 4004

Andrew Benson
07771 604 524
andrew.benson@wrightsilverwood.co.uk

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. This brochure gives a large amount of (statistical) information and there will inevitably be errors in it. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website: <https://www.rics.org/uk/supholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.