

Rugeley Brewery Street



Town Centre units with parking

**Suitable for a variety
of uses subject to
planning**

**Possible uses
include:-**

**Retail
Restaurant
Public House/Bar
Nightclub
Day Nursery/Crèche
Children's Play Centre
Office
Gymnasium**

LOCATION

Rugeley is a market town in Staffordshire with circa 23,000 residents and a further estimated catchment within 7 miles of the town centre of 136,000 (Focus).

Rugeley is situated approximately 25 miles north-east of Birmingham and 18 miles to the south-west of Burton on Trent. The A51 is located nearby and the M6 junction 11 is only 11 miles away.

The accommodation is within the pedestrianised section of Brewery Street close to the main retailing pitch of Brook Square on Brook Street and retailers in the form of **Boots the Chemist, W H Smith, Greggs, Klick, Timpson, Coral, Barclays Bank** and **Smith & Jones public house**.

ACCOMMODATION

The premises can either be let as a whole or as individual retail units as listed below:-

Whole

Ground Floor Sales	5,350 sq ft
First Floor Storage	944 sq ft

Sub Divided Units

Unit 1

Ground Floor Sales	961 sq ft
First Floor Storage	944 sq ft

Unit 2

Ground Floor Sales	4,380 sq ft
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**Incentives
Available**

**Subject to
Status**

RENT

Details on application.

RATES

The accommodation is currently being re-assessed.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

SERVICE CHARGE

A service charge will be applicable in respect of the maintenance and upkeep of common areas, details on application.

PARKING

The site is situated adjacent to a Pay & Display car park providing 43 spaces.

VIEWING

All viewings by prior appointment through this office. Contact Caren Foster on 0121 643 9337

CONTACT

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Site adjoins large Pay & Display Car Park providing approximately 43 car parking spaces

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