



johnson fellows  
chartered surveyors

King Edward House,  
New Street,  
Birmingham

B2 4QJ

0121 634 2222  
email: [info@johnsonfellows.co.uk](mailto:info@johnsonfellows.co.uk)  
web: [www.johnsonfellows.co.uk](http://www.johnsonfellows.co.uk)



rushton hickman

186 Horninglow Street  
Anson Court  
Burton-on-Trent  
Staffordshire

DE14 1NG

01283 517747  
email: [property@rushtonhickman.com](mailto:property@rushtonhickman.com)  
[www.rushtonhickman.com](http://www.rushtonhickman.com)

### misrepresentation act 1967, notice

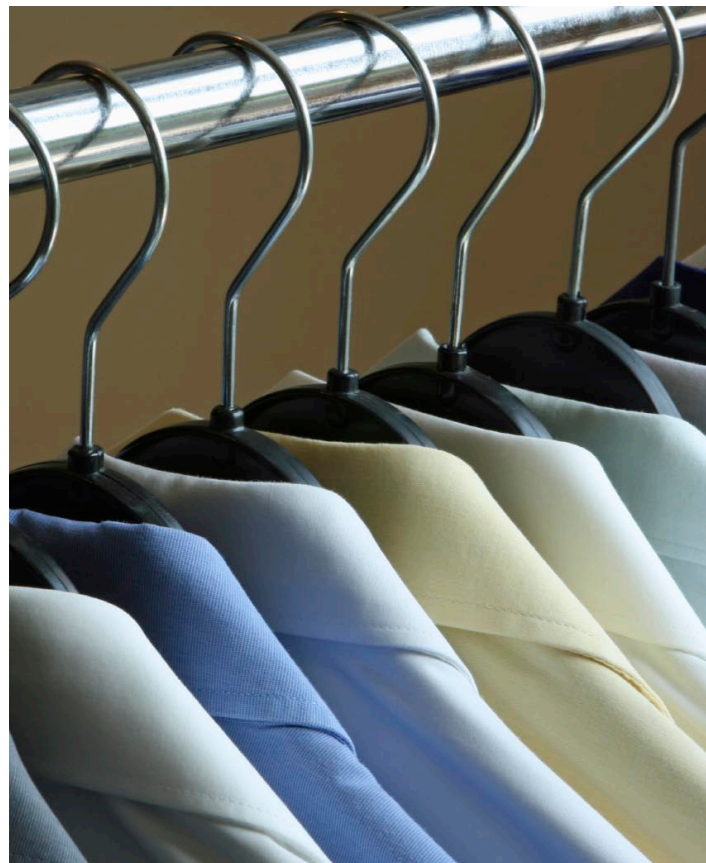
Johnson Fellows themselves and for the vendors or lessors of the property whose agents they are, give notice that;

1. These particulars do not constitute any part of any offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Johnson Fellows, their joint agents or the vendors or lessors.
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact.
4. Any intended purchaser or lessors must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendors or lessors do not make or give and neither Johnson Fellows nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



brewery street / rugeley  
the ideal leisure and retail opportunity





an ideal location...

#### 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 upon Trent. The A51 is located nearby and the M6 junction 11 is only 11 miles away.

The accommodation is being subdivided into three units 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, WH Smith, Greggs, Klick, Timpson, Coral and Barclays Bank.

#### accommodation

The premises have been redeveloped to provide three units.

##### UNIT 1

Ground floor sales	89m <sup>2</sup>	961 sq ft
First floor storage	88m <sup>2</sup>	944 sq ft

##### UNIT 2

Ground floor sales	407m <sup>2</sup>	4380 sq ft
--------------------	-------------------	------------

##### UNIT 3 (let to smith & jones pub)

Ground floor sales	499m <sup>2</sup>	5370 sq ft
--------------------	-------------------	------------



## brewery street / rugeley

#### tenure

The premises are available by way of a new 15 year effective fully repairing and insuring leases subject to 5 yearly upward only rent reviews.

#### rent

UNIT 1	£21,500
UNIT 2	£60,000

#### rates

The development will be reassessed for rating purposes once the existing accommodation has been subdivided.

#### planning

The property has the benefit of an open A1 consent. Smith and Jones have received a consent for a change of use to A3. Subject to planning, we believe the premises would also be suitable for A2, A4, A5 and D2 uses.

#### legal costs

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

#### timing

Possession is available upon completion of legal formalities and the formal subdivision works. Precise dates as to potential handover are on application.

#### service charge

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

#### parking

Adjacent to the property is a pay & display car park for 43 spaces.

#### viewing

All viewings by prior appointment through this office. Contact Caren Foster on 0121 643 9337 or call Paul Rushton on 01283 517747

#### contact

Chris Gaskell - email: [chris.gaskell@johnsonfellows.co.uk](mailto:chris.gaskell@johnsonfellows.co.uk)  
Paul Rushton - email: [property@rushtonhickman.com](mailto:property@rushtonhickman.com)

September 2007

