ANDREW DIXON & COMPANY

Chartered Surveyors & Commercial Property Consultants

TO LET

RETAIL



22 - 24, Brook Square, Rugeley, Staffs, WS15 2DR

- Ground Floor Retail Sales Approx 807 sq ft (75.0 sq m)
- Gross Shop Frontage 35ft (10.7m)
- Close to Costa Coffee & with close proximity to Boots & Greggs
- EPC Rating E-107

Printcode: 20260624

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The Woodlands
4 Hallcourt Crescent, Cannock
Staffordshire, WS11 0AB
Fax : 01543 506654
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22 - 24 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 area a number of national multiple retailers to include Costa Coffee, Boots and Greggs.

DESCRIPTION

The property provides a ground floor sales area with a glazed shop front.

ACCOMMODATION

All measurements are approximate:

	FT	M
Gross Frontage	35ft 0ins	10.7
Shop Depth	26ft 7ins	8.1
	SQ FT	**SQ M**
Ground Floor	807	75.0

RENT

£10,000 pax plus VAT.

VAT

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

TERMS

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

AVAILABILITY

Immediate.

PROPERTY REFERENCE

CA/BP/2473/a0626/ELH

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

RATEABLE VALUE

£9,900.00 - 2026/2027 - VOA.

RATES PAYABLE

£3,781.80 - 2026/2027 RHL small business.

ENERGY PERFORMANCE CERTIFICATE

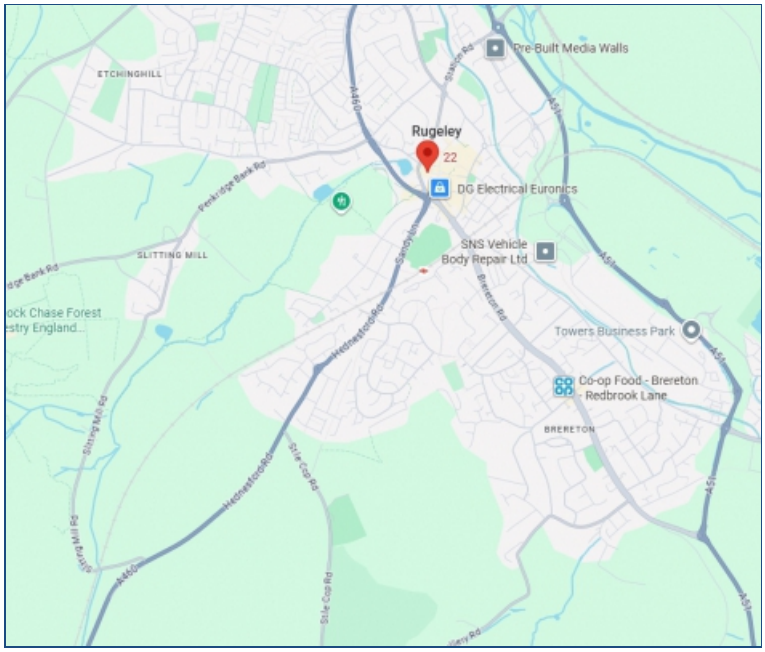
Energy Performance Certificate E-107.

LEGAL COSTS

Each party to bear 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

Messrs. Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that : (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein (whether in the text, plans or photographs etc.) is given in good faith but without responsibility and is believed to be correct. Any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Messrs. Andrew Dixon & Company. has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated , no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 – office measurements can be made available by request.

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