

# RUGELEY

## 19 LOWER BROOK STREET

### PRIME GRADE II LISTED SHOP UNIT TO LET

Following a comprehensive refurbishment  
Revised Floor Areas

#### LOCATION

The property occupies a prime trading location being adjacent to **Clinton Cards** and **Wright's Bakers**. Nearby multiple retailers include **Klick**, **Greggs**, **Quicksilver**, **WH Smith**, **British Heart Foundation**, **Boots Opticians**, **Superdrug**, **Ladbrokes**, **New Look**, **Costa**, **Card Factory**, **Peacocks** and **Stead & Simpson**.

#### ACCOMMODATION

The premises are arranged on basement and ground floors with the following approximate areas and dimensions:-

Internal width	23'11"	7.30m
Shop depth	43'10"	13.36m
Ground floor sales	740 sq ft	68.75 sq m
Basement ancillary	230 sq ft	21.36 sq m

#### LEASE

The property is to be offered by way of a new effective full repairing and insuring lease with a service charge provision for a term to be agreed, subject to periodic upward only rent reviews at a commencing rental of **£12,000** (twelve thousand pounds) p.a.x.

#### ASSESSMENTS

We have been verbally informed by the Local Authority that the premises have been assessed for rates as follows:-

Rateable Value	£17,500
UBR 2016/2017	48.4p
Rates Payable 2016/2017	£8,470

For verification purposes prospective tenants are advised to make their own enquiries with Cannock Chase Council (☎ 01543 462621).

#### HANDOVER DATE

Following a comprehensive refurbishment the property is now ready to receive tenants shopfittings.



#### PHOTOGRAPHS/PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference rather than fact.

#### EPC

The Energy Performance Certificate is attached to the rear of these particulars.

#### VAT

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

#### LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

#### VIEWING

By appointment through:-

Hugh Ockleston  
Ockleston Bailey  
☎ 01244 403444  
E-mail: [hugh@ocklestonbailey.co.uk](mailto:hugh@ocklestonbailey.co.uk)

#### SUBJECT TO CONTRACT

HWO/eaw/rev190416

Tel: 01244 403444

Refuge House  
33/37 Watergate Row  
Chester  
CH1 2LE  
Fax: 01244 401345  
Email: [info@ocklestonbailey.co.uk](mailto:info@ocklestonbailey.co.uk)






 For more information on our products and services:  
[www.goadplans.co.uk](http://www.goadplans.co.uk)  
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# Energy Performance Certificate

## Non-Domestic Building



19, Lower Brook Street  
RUGELEY  
WS15 2BZ

Certificate Reference Number:  
0120-0832-2579-4405-3006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient

A+

.....Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 79

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

### Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	163
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	81.54

### Benchmarks

Buildings similar to this one could have rating as follows:

26

If newly built

70

If typical of the existing stock

### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.