



Tenure
Freehold.

Location

Rugeley, with a population of some 23,000, is a Staffordshire market town situated on the A51 approximately 8 miles south-east of Stafford. The M6, located to the south and west, provides good road links to the national motorway network. The property is situated in the heart of the town's shopping centre on the corner of the pedestrianised Brook Square at its junctions with Upper and Lower Brook Street and Brewery Street. Occupiers close by include Boots, Greggs, Clintons, Costa Coffee, New Look, NatWest, HSBC, Barclays, Lloyds TSB, Thomas Cook, Lloyds Pharmacy, Iceland and a Morrisons supermarket.

Description

The property comprises a large ground floor shop unit with ancillary accommodation on the first and second floors plus four shops with ancillary accommodation on the first floor only. To the rear is a shared service yard accessed from Elmore Lane.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

EPC Rating 127 Band F (Copy available on website).

Rugeley 4-16 Brook Square Staffordshire WS15 2DR

- **Freehold Parade of Shops**
- Majority of income secured on W H Smith
- Shopping parade comprising 5 shop units
- Other tenants include DEBRA
- Rent Reviews from 2015
- Reversions from 2014
- Total Current Rents Reserved
£77,960 pa

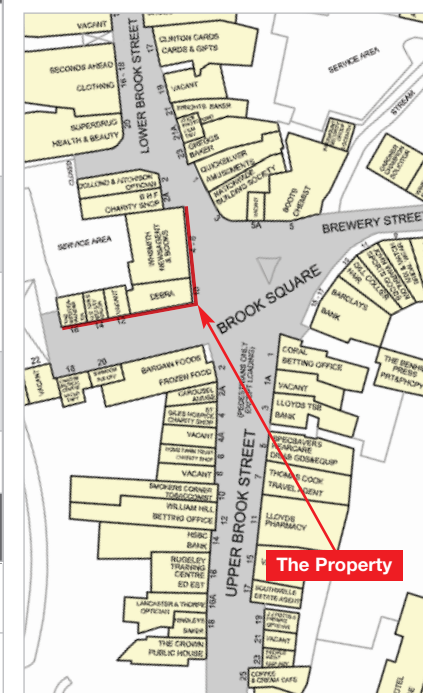
**SIX WEEK COMPLETION
AVAILABLE**



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
4-8	W H Smith Retail Holdings Limited (1)	Gross Frontage 16.60 m (54' 6") Net Frontage 14.75 m (48' 5") Shop Depth 12.95 m (42' 6") Built Depth 14.60 m (47' 10") Ground Floor 184.90 sq m (1,990 sq ft) First Floor 77.15 sq m (830 sq ft) Second Floor Ancillary 61.40 sq m (660 sq ft) Second Floor Void (Former Flat) 20.85 sq m (224 sq ft) Total 344.30 sq m (3,704 sq ft)	10 years from 24.08.2010 Rent review every in the 5th year Effectively FR & I by way of service charge	£42,500 p.a.	Rent Review 2015
10	DEBRA (2)	Gross Frontage 5.05 m (16' 7") Net Frontage 4.60 m (15' 1") Return Frontage 15.50 m (50' 10") Ground Floor (3) 78.10 sq m (841 sq ft) First Floor (3) 67.70 sq m (729 sq ft)	6 years from 10.12.2012 Rent review in the 5th year Effectively FR & I by way of service charge	£15,000 p.a.	Rent Review 2017
12	S Bassi (t/a Home)	Gross Frontage 5.65 m (18' 6") Net Frontage 5.25 m (17' 3") Ground Floor (3) 30.65 sq m (330 sq ft) First Floor (3) 26.85 sq m (289 sq ft)	5 years from 26.09.2012 Effectively FR & I by way of service charge	£6,960 p.a.	Reversion 2017
14	Binh The Luong	Gross Frontage 5.65 m (18' 6") Net Frontage 5.25 m (17' 3") Ground Floor (3) 31.00 sq m (334 sq ft) First Floor (3) 26.85 sq m (289 sq ft)	3 years from 17.01.2011 Effectively FR & I by way of service charge	£7,000 p.a.	Reversion 2014
16	N Ziekoglu & B Seker	Gross Frontage 5.70 m (18' 8") Ground Floor (3) 31.30 sq m (337 sq ft) First Floor (3) 27.60 sq m (297 sq ft)	10 years from 25.10.2004 Rent review in the 5th year Effectively FR & I by way of service charge	£6,500 p.a.	Reversion 2014

- (1) No. of Branches: 1,040. Website address: www.whsmith.co.uk
For the year ended 31st August 2012, W H Smith Retail Holdings Limited reported a turnover of £172.329m, a pre-tax profit of -£18.438m, shareholders' funds of £419.072m and a net worth of £419.072m. (Source: riskdisk.com 30.10.2013).
- (2) DEBRA is a registered charity. Website address: www.debra.org.uk
For the year ended 31st December 2012, DEBRA did not report a turnover but reported pre-tax profits of £699,109, shareholders' funds of £3.939m and a net worth of £4.576m (Source: riskdisk 30.10.13).
- (3) Not inspected by Allstop.

Total £77,960 p.a.



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor B Kang Esq, Clark Brookes. Tel: 0121 500 1397 e-mail: baldev.kang@qualitysolicitorscbtc.co.uk