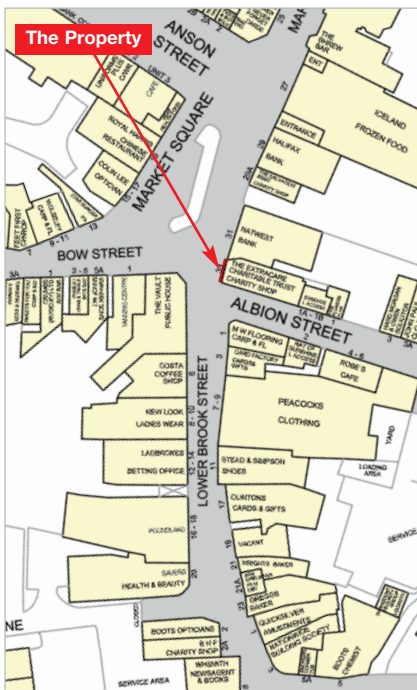


Rugeley
33 Market Square
Staffordshire
WS15 2BW

- Freehold Shop and Residential Ground Rent Investment
- Let to Extracare Charitable Trust, Charity
- Prominent town centre position
- Pedestrianised street
- Shop Rent Review 2017
- Total Current Rents Reserved **£17,750 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Rugeley is a market town situated on the A51 at its junction with the A460, approximately 8 miles south-east of Stafford and 19 miles north of Birmingham. Junctions 12 and 13 of the M6 lie some 12 miles south-west and west respectively.
The property is situated in the heart of the town centre overlooking the pedestrianised Market Square at its junction with Albion Street and Lower Brook Street.
Occupiers close by include NatWest (adjacent), Halifax, Iceland, Wilkinsons, New Look, Ladbrokes, Clinton Cards, Poundland, Peacocks and Costa Coffee.

Description
The property is arranged on ground and two upper floors to provide a ground floor corner shop unit together with a self-contained maisonette which has been sold off on a long lease.

VAT
VAT is not applicable to this lot.

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

Energy Performance Certificate
For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop	Extracare Charitable Trust (1)	Gross Frontage 7.01 m Splay Frontage 1.52 m Return Frontage 2.74 m Shop Depth 15.39 m Built Depth 19.20 m Ground Floor 90.1 sq m	(23') (5') (9') (50' 6") (63') (970 sq ft)	16 years from 06.11.2008 Rent review on 09.11.2012 and every 5th year (2) IR & I	£17,500 p.a. Rent Review 2017
Maisonette	Individual	First and Second Floor Maisonette	125 years from 24.06.2007 (3)	£250 p.a.	Reversion 2132

- (1) Charity Registered No. 327816 – www.extracare.org.uk
- (2) The lease contains a tenant's option to break on 6th November 2016 and 6th November 2019 on giving six months' notice and a landlord's option to break on the 6th and 12th anniversary on giving 6 months' notice.
- (3) The tenant is responsible for 66.7% of repairs.

Total £17,750 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 M McDonald Esq, Hill Dickinson LLP. Tel: 0151 600 8000 e-mail: martyn.mcdonald@hilldickinson.com
Joint Auctioneer T Gibson Esq, Mason and Partners. Tel: 0151 227 1008 e-mail: tomgibson@masonpartners.com