

# **Rugeley**

20 Lower Brook Street Staffordshire WS15 2BZ

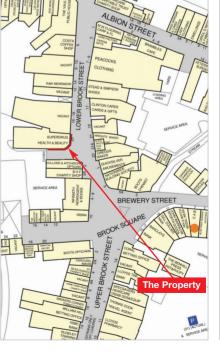
LOT

- Town Centre Freehold Shop
  Investment
- Let to Superdrug Stores plc
- VAT is not applicable
- Current Rent Reserved

# £27,000 pa

# SIX WEEK COMPLETION AVAILABLE





## 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 located midway along Lower Brook Street, a pedestrianised thoroughfare which links Market Square and Brook Square.

Occupiers close by include Costa Coffee, Dollond & Aitchison, W H Smith, Greggs and Nationwide.

#### Description

The property is arranged on ground and one upper floor to provide a ground floor shop with ancillary accommodation storage accommodation above.

The property provides the following accommodation and dimensions:		
Gross Frontage (including splay)	6.10 m	(20' 0")
Net Frontage (including splay)	5.05 m	(16' 6")
Shop Depth	25.60 m	(84' 0")
Built Depth	31.74 m	(104' 1")
First Floor	183 sq m	(1,970 sq ft)

#### Tenancy

The entire property is at present let to SUPERDRUG STORES PLC for a term of 5 years from 27th March 2012 at a current rent of £27,000 per annum, exclusive of rates. The lease provides for a tenant option to break at the third year on six months notice and a penalty of three months rent, (£6,750) and contains full repairing and insuring covenants.

#### **Tenant Information**

For the year ended 31st December 2011, Superdrug Stores plc reported a turnover of  $\pounds$ 1,049.128m, a pre-tax profit of  $\pounds$ 5.517m, shareholders' funds of  $\pounds$ 138.953m and a net worth of  $\pounds$ 124.652m. (Source: riskdisk.com 14.02.13)

## VAT

VAT is not applicable to this lot.

### Documents

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

#### **Energy Performance Certificate**

For EPC Rating please see website.

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

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