



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 £1,049.128m, a pre-tax profit of £5.517m, shareholders' funds of £138.953m and a net worth of £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.

Rugeley

20 Lower Brook Street Staffordshire WS15 2BZ

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

£27,000 pa

**SIX WEEK COMPLETION
AVAILABLE**

