



Tenure

Freehold.

Location

Rugeley is a market town in Staffordshire situated on the A51 approximately 8 miles south-east of Stafford. The M6, located approximately 10 miles to the north-west, provides good road links to the national motorway network.

The town has an immediate population estimated at approximately 23,000. The property is located midway along Lower Brook Street, a pedestrianised thoroughfare which links Market Square and Brook Square.

Other multiples represented close by include Peacocks (opposite), Costa Coffee and Ladbrokes (adjacent), Stead and Simpson, Boots Optician, Greggs, W H Smith, Superdrug, Nationwide, British Heart Foundation and Clinton Cards. There is a car park to the rear of the property.

Description

The property comprises a ground floor double fronted shop unit with first floor ancillary accommodation. The property also has the benefit of rear service access. The property provides the following accommodation and dimensions:

Gross Frontage	11.20 m	(36' 9")
Net Frontage	10.15 m	(33' 4")
Shop & Built Depth	23.00 m	(75' 5")

Ground Floor Sales	201.50 sq m	(2,169 sq ft)
Ground Floor Ancillary	8.00 sq m	(86 sq ft)
First Floor Ancillary	196.80 sq m	(2,118 sq ft)
Total	406.30 sq m	(4,373 sq ft)

Tenancy

The entire property is at present let to NEW LOOK RETAILERS LTD, on assignment from Dixons Ltd, for a term of 25 years from 29th September 1988 at a current rent of £39,500 per annum, exclusive of rates. The lease provided for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 510.

Website Address: www.newlook.co.uk

For the year ended 27th March 2010, New Look Retailers Ltd reported a turnover of £1.167bn, a pre-tax profit of £157.951m and shareholders' funds and a net worth of £911.74m. (Source: riskdisk.com 06.06.2011.)

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the Seller's Solicitors.



- **Well Located Freehold Shop Investment**
 - Let to New Look Retailers Ltd
 - Town centre pedestrianised location
 - Opposite Peacocks and adjacent to Ladbrokes and Costa Coffee
 - VAT is not applicable
 - Reversion September 2013
 - Current Rent Reserved
- £39,500 pa**

**SIX WEEK COMPLETION
AVAILABLE**

