

lot 4

29/29A Market Square
Rugeley, Staffordshire WS15 2BW

Rent
£50,000
per annum
exclusive

Freehold Bank and Retail Investment

- Entirely let to Bank of Scotland plc (t/a Halifax) until 2023
- Prominent pedestrianised town centre location
- Neighbouring occupiers include Morrisons, NatWest, Iceland, New Look and Superdrug
- Six Week Completion



Location

Miles: 9 miles south-east of Stafford
8 miles north-west of Lichfield
25 miles north of Birmingham

Roads: A51, A460

Rail: Rugeley Trent Valley Railway Station (approximately 1 hour to Birmingham New Street), Rugeley Town Railway Station
Air: Birmingham International Airport

Situation

The property is prominently situated on the east side of Market Square at its junction with a number of prime retail thoroughfares. Neighbouring occupiers include Morrisons, NatWest, Iceland, New Look and Superdrug.

Description

The property comprises two self-contained units. Unit 29 provides banking hall accommodation on the ground floor and ancillary accommodation on the first floor. Unit 29A provides retail accommodation on the ground floor and ancillary accommodation on the first floor. The property benefits from parking to the rear.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Unit 29	Ground	Banking Hall	122.26 sq m (1,316 sq ft)	BANK OF SCOTLAND PLC (t/a Halifax) (1)	15 years from 08/12/2008 until 2023 on a full repairing and insuring lease	£50,000	08/12/2018
	First	Ancillary	113.16 sq m (1,218 sq ft)				
Unit 29A	Ground	Retail	67.77 sq m (729 sq ft)	(2)			
	First	Ancillary	54.97 sq m (592 sq ft)				
Totals			358.16 sq m (3,855 sq ft)			£50,000	

(1) Bank of Scotland plc are part of Lloyds Banking Group which was renamed from Lloyds TSB Group plc following their acquisition of HBOS plc in 2009. Lloyds Banking Group serves some 30 million people. For the year ending 31st December 2012, Bank of Scotland plc reported pre-tax profits of negative £1,239,000,000 and a net worth of £17,637,000,000. (Source: www.riskdisk.com 11/06/2013)
(2) The tenant has sublet Unit 29A to the Salvation Army.

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