

2 & 2A Brook Square Rugeley, Staffordshire WS15 2DR

lot 59

Freehold Retail Investment

- Let to Boots Opticians Professional Services Limited and British Heart Foundation
- Approximately 3,720 sq ft

- Nearby Occupiers include Boots the Chemist, New Look, WH Smith, Costa Coffee and Peacocks
- Excellent town centre location close to Market Hall Car Park
- Asset Management Opportunities

Rent
£45,500 per
annum
exclusive



Location

Miles: 9 miles south-east of Stafford
25 miles north of Birmingham
Roads: A51, A460
Rail: Rugeley Trent Valley Railway Station
Air: Birmingham International Airport

Situation

The property is located on the south-west corner of the pedestrianised Brook Square which connects with Lower Brook Street, Upper Brook Street and Brewery Street, in the heart of Rugeley town centre. Market Hall car park is located close by which provides approximately 58 car parking spaces. Nearby occupiers include Boots the Chemist, New Look, WH Smith, Costa Coffee,

Greggs, Nationwide, Peacocks and Savers, with Iceland and Morrisons also occupying within the town.

Description

The property comprises two shops arranged on the ground, first and second floors.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
2	Ground First	Retail/Ancillary Ancillary	85.75 sq m 74.51 sq m	(923 sq ft) (802 sq ft)	BOOTS OPTICIANS PROFESSIONAL SERVICES LIMITED (1)	10 years from 25/03/2007	£25,500	24/03/2017
2A	Ground First Second	Retail/Ancillary Ancillary Ancillary	76.46 sq m 36.33 sq m 72.37 sq m	(823 sq ft) (391 sq ft) (779 sq ft)	BRITISH HEART FOUNDATION (2)	15 years from 30/05/2003	£20,000	29/05/2018
Totals			345.42 sq m (3,720 sq ft)				£45,500	

- (1) For the year ending 31st August 2015, Boots Opticians Professional Services Limited reported a turnover of £391,067,000, a pre-tax profit of £39,176,000 and a total net worth of £82,691,000 (Source: Experian Group 01/11/2016).
 (2) British Heart Foundation currently operate 735 shops across the UK, generating £29.1 million in profit by collecting, sorting and selling around 66,000 tons of goods over the last year. Around 60 million people visited their shops last year resulting in around 19 million sales (Source: www.bhf.org.uk 01/11/2016).

For further details please contact:

David Margolis
Tel: +44 (0)20 7034 4862.
Email: david.margolis@acuitus.co.uk
George Watkins
Tel: +44 (0)20 7034 4861.
Email: george.watkins@acuitus.co.uk
www.acuitus.co.uk

Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details



Seller's Solicitors:

Thursfields Solicitors
5 The Courtyard, Warwick Road, Solihull, West Midlands, B91 3DA.
Tel: +44 (0)121 647 5261
Email: mbrien@thursfields.co.uk
Ref: Mike Brien

