



**BREWERY STREET SHOPPING CENTRE,
BREWERY STREET, RUGELEY, STAFFS, WS15 2DY** **FOR SALE**
£1,250,000

- Fully let shopping centre providing a 14.5% gross yield
- Current rental income is £181,000pa with asset management possibilities
- Fully managed, hands off site with service charge covering centre manager
- GIA in excess of 23,000 sq ft with wrap around car park for customers
- EPC: Ground floor – Band C (58), First floor – Band C (70)



BREWERY STREET SHOPPING CENTRE

RUGELEY, STAFFORDSHIRE

WS15 2DY

GENERAL DESCRIPTION

An income producing investment consisting of a former market hall, now shopping centre with a large number of independent traders and retailers. The site has had significant investment over the last couple of years with a new roof, new windows and doors, new internal lift and full redecoration. The site is almost 100% occupied at present providing an income of £181,000 a waiting list of potential tenants looking to take space within the complex. At £181,000 as an income this produces a yield of over 14.5% to the new owner with asset management opportunities available in the future to increase this level. Brewery Street Shopping Centre has over 20 active tenancies with some in occupation here for many years with all tenants on licence agreements and paying service charge.

The site is effectively split into two with a larger number of occupants on the ground and two bigger tenants on the upper floor with an antique store and children's soft play area.

LOCATION

The site occupies a prominent position in Rugeley town centre with multiple parking spaces and easy access onto the A460 and Rugeley train station. Brewery Street leads into the pedestrianised section of the town where retailers such as Boots and Greggs have units amongst many others.

SERVICES

All main services are connected. No services have been tested by the agents. All tenants pay their own services via service charge which also includes the fair use of electricity.

VAT

The sale price is subject to VAT.

TENURE

Available freehold, subject to contract and with the benefit of the existing lease agreements.

BUSINESS RATES

The tenants are responsible for payment of any business rates liability where applicable.

TENANCY DETAILS

All active tenants have licence agreements which run either weekly or monthly.

ACCOMMODATION

Ground floor

A collection of 23 units of different size and configuration.

First floor

A large antique store and a fully enclosed children's soft play area.

SERVICE CHARGE

There is service charge payable by all tenants which covers the centre management and the fair use of electricity.

ANTI MONEY LAUNDERING REGULATIONS

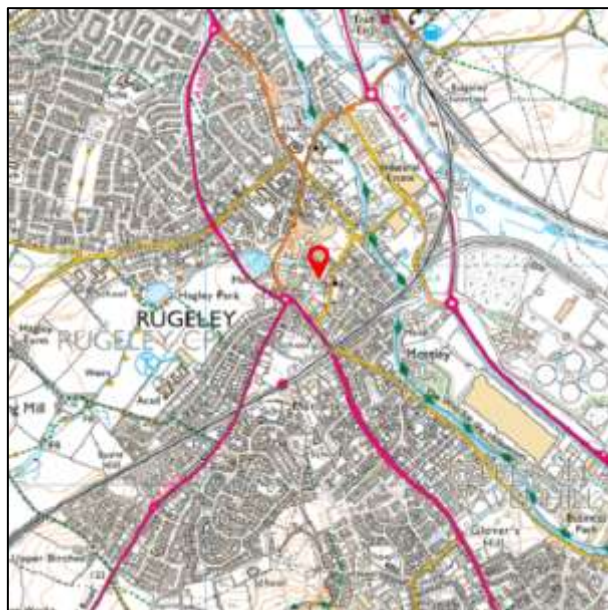
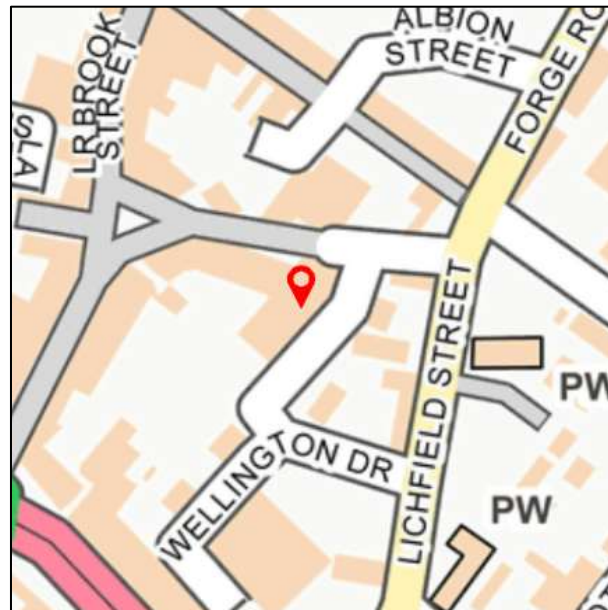
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements