

TO LET

REAR OF BP SERVICE STATION
5 WOLSELEY ROAD
RUGELEY
WS15 2QH

£15,600 per year
1722.23 sqft / 160.00 sqm
Industrial, Warehouse, Other



TO LET

FULLY FITTED MOT WORKSHOP
OTHER USES (SUBJECT TO PLANNING) WILL BE CONSIDERED
CAR/VAN SALES AND RENTAL
VALETING

26 High Street
Kings Heath
Birmingham
B14 7JT

Tel:
0121 441 3040
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Regulated by RICS

Location

The property is located to the rear of the BP Service Station at 5 Wolseley Road, Rugeley near the roundabout junction with Elmore Lane (B5013), Station Road (B5013) and Market Street all approximately 1 mile from Rugeley centre.

Stafford, Cannock and Lichfield are some 6 to 8 miles distance. All of Rugeley's central amenities are within easy reach.

Birmingham City Centre is approximately 30 miles south.

Accommodation

The property comprises a single storey workshop of steel portal frame under pitched steel truss clad roof with skylights.

The property benefits from 2x roller shuttered entrances, concrete floor, fluorescent tube lights, inspection pit, rolling road, ramp and other equipment for carrying out MOTs.

Externally the property has the benefit of allocated bays for MOT parking and benefit of informal use of some of the tarmacadam surfaced car park by agreement with the Petrol Station.

The property is offered as a whole save for a store room for the sole use by the petrol station operator for which access will be required. The workshop provides a total gross internal floor area of 160.00 sq.m / 1,722 sq ft.

Terms

RENT

The asking rent is £15,600 per annum (payable quarterly in advance) for the property inclusive of rates but exclusive of outgoings and on full repairing and insuring terms.

Satisfactory references will be required from a prospective tenant. The landlord may require a rental deposit.

LEASE

The property is offered on a minimum 3 year lease or longer with the tenant responsible, utilities, building insurance premium, repairs, maintenance of equipment and other outgoings.

In accordance with the lease code, other lease terms will be considered – contact the letting agents to discuss further.

Rateable value

The rent is inclusive of business rates

Services

Mains electricity (3 phase) and water are connected.

The agents have not tested the services and interested parties are advised to make their own enquiries regarding the adequacy and condition of the services for their own purposes.

Planning

The property is used as a MOT centre for vehicle testing and mechanical repairs/maintenance.

Other uses such as car and van rental, car sales, valeting, etc. (subject to planning and status) will be considered.

All interested parties are advised to make their own enquiries with Cannock Chase Council on 01543 464 282.

Viewings

Strictly by prior appointment with the sole agent Chivers Commercial. Please contact 0121 441 3040.
iazam@chiverscommercial.co.uk

Costs

Landlord and tenant to pay their own costs in the lease.

The tenant will be required to pay a non-refundable administration fee of £250.00 plus VAT prior to the landlord instructing his solicitors

VAT

All figures quoted are exclusive of VAT which will be added as required.

Additional Information

ENERGY PERFORMANCE CERTIFICATE

The property has an asset rating of E (106)

ANTI-MONEY LAUNDERING REGULATIONS

To comply with the current regulations please be advised that two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

Misdescription act

CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED:

Chivers Commercial for themselves and for vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract;
- (ii) all descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) no person in the employment of Chivers Commercial has any authority to make or give any representation or warranty whatever in relation to this property.

