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The Glass House,  
Rugeley, Staffordshire,  
WS15 2DY

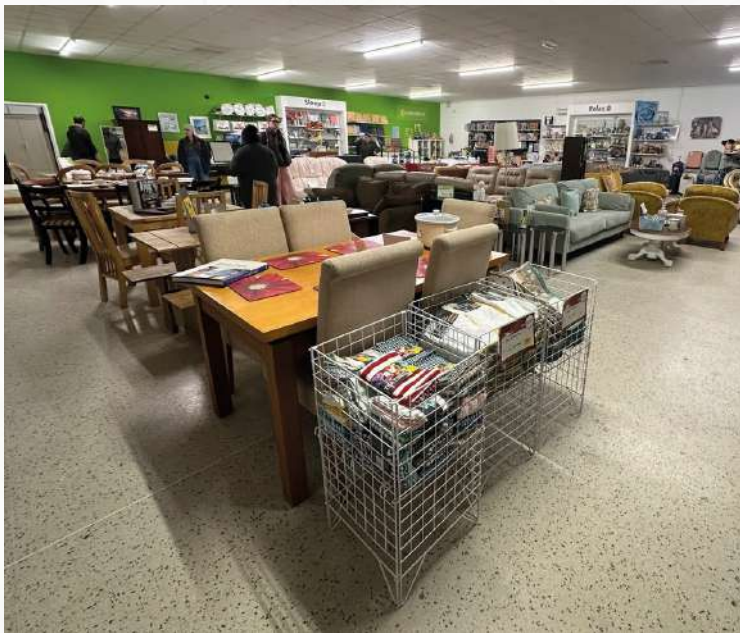
Local Occupiers Include











### DESCRIPTION

Unit 1 was formerly a public house and received planning permission for a change of use to a gym in 2017. The accommodation is open plan and single storey with member changing facilities at the rear. Anytime Fitness offer free weights, cardio machines and personal training sessions throughout the week. The unit is staffed for the majority of the day, members have 24 hour access. Gym members have 2 hours free parking in the onsite car park, which is recorded in the gym reception.

Units 2&3 provide Air Ambulance with a large retail homeware store. There is ancillary storage at the rear which they use in part for online sales and a small first floor staff and administration area at the front of the store.

Externally there is a 43 space tarmac surfaced car park. The car park is run by Euro Car Parks and is a “Pay & Display” car park.

### AREA

Premises	Description	sq.m	sq.ft
Unit 1 - Anytime Fitness	Ground Floor	515.8	5,552
Unit 2 - Air Ambulance	Ground Floor	489.3	5,266
	First Floor	86.2	927
		575.5	6,193
<b>Total</b>		1,091.3	11,745



## LOCATION

Rugeley, in Cannock Chase district, Staffordshire, is about 27 miles north of Birmingham, 6 miles northeast of Cannock, 9 miles southeast of Stafford, and 7 miles northwest of Lichfield.

The town is served by the A51 (to Stone and Lichfield) and the A460 (to Cannock, M6 J11, and M6 Toll). It has two railway stations, Rugeley Trent Valley and Rugeley Town, connecting to Walsall, Birmingham, and London via the West Coast Main Line.

Cannock Chase, two miles west, spans 26 square miles of woodland with trails, mountain biking, and Go Ape, attracting 2.5 million visitors yearly. The McArthur Glen Designer Outlet is 6 miles southwest near Cannock. Rugeley has a population of over 26,000.



 View on Google Maps

## SITUATION

The units are located in Rugeley town centre near the main retail area, overlooking Brook Square, with access from Albion Street and part-pedestrianised Brewery Street. Brewery Street Shopping Centre is opposite.

Town centre occupiers include Boots, Costa, Coral, Greggs, WH Smith, Savers, Peacocks, Card Factory, Specsavers, and Lloyds Bank. Larger retailers nearby include Home Bargains, Argos, Tesco, Aldi, Morrisons, and Iceland.

Several large public pay-and-display car parks are east of the town centre off Lichfield Street. Anytime Fitness is the only national gym operator in town, with the nearest branch 10 miles south in Aldridge.

## EPC

The property has two individual EPC ratings.  
Unit 1 – C-60.  
Units 2&3 – C-64.



# LCP.

part of M<sup>Core</sup>



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\*\*Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.