



77 Uttoxeter Road | Rugeley | WS15 3QT

£700 PCM

 **Webbs**
estate agents

Summary

Charming & Versatile First Floor Commercial Suite with Bright, Airy Accommodation in the Heart of Hill Ridware, ideal for Beauty, Wellness, Salon, Office or Boutique Retail Use.

Webbs Estate Agents are delighted to present this beautifully positioned first floor commercial suite, set within the highly sought-after village of Hill Ridware. Enjoying a picturesque outlook and a peaceful yet well-connected setting, this property offers an exceptional opportunity for a wide range of businesses.

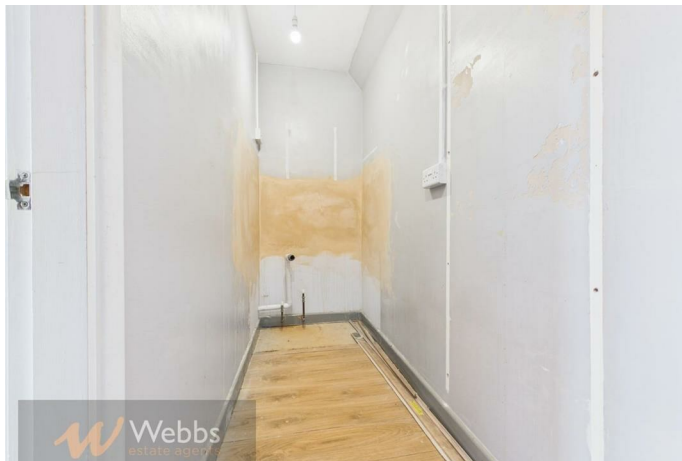
Situated above a well-established and popular local hair salon, the premises benefit from an existing and consistent customer flow, making it particularly well suited to complementary uses such as beauty, wellness, consultancy, or boutique office space. A business aligning with the current clientele would undoubtedly thrive in this location.

The accommodation is light, airy, and thoughtfully arranged, extending to approximately 47.3 sq m (509 sq ft), and briefly comprises:

Key Features

Rooms and Dimensions







Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Current	Potential
<p>Key energy efficiency - lower running costs</p> <p>100-120 kWh/m²/year A</p> <p>80-100 kWh/m²/year B</p> <p>60-80 kWh/m²/year C</p> <p>40-60 kWh/m²/year D</p> <p>20-40 kWh/m²/year E</p> <p>10-20 kWh/m²/year F</p> <p>0-10 kWh/m²/year G</p>			
<p>Not energy efficient - higher running costs</p> <p>England & Wales</p>		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<p>Key environmental impact - lower CO₂ emissions</p> <p>100-120 g/kWh A</p> <p>80-100 g/kWh B</p> <p>60-80 g/kWh C</p> <p>40-60 g/kWh D</p> <p>20-40 g/kWh E</p> <p>10-20 g/kWh F</p> <p>0-10 g/kWh G</p>			
<p>Not environmentally friendly - higher CO₂ emissions</p> <p>England & Wales</p>		EU Directive 2002/91/EC	

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