



77 Uttoxeter Road | Rugeley | WS15 3QT

£750 PCM



## 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.

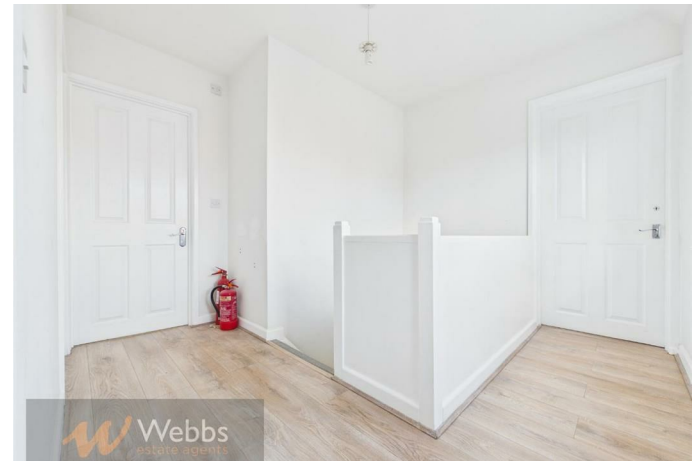
Situated above a well-established and popular local hair salon, the premises benefit from an existing and consistent customer flow, making it particularly well suited to complementary uses such as beauty, wellness, consultancy, or boutique office space. A business aligning with the current clientele 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Key average energy cost - lower energy costs</p> <p>100-150 kWh/m<sup>2</sup>/year <b>A</b></p> <p>150-200 kWh/m<sup>2</sup>/year <b>B</b></p> <p>200-250 kWh/m<sup>2</sup>/year <b>C</b></p> <p>250-300 kWh/m<sup>2</sup>/year <b>D</b></p> <p>300-350 kWh/m<sup>2</sup>/year <b>E</b></p> <p>350-400 kWh/m<sup>2</sup>/year <b>F</b></p> <p>400-450 kWh/m<sup>2</sup>/year <b>G</b></p>		<p>Key associated CO<sub>2</sub> levels - lower CO<sub>2</sub> emissions</p> <p>100-150 g/m<sup>2</sup>/year <b>A</b></p> <p>150-200 g/m<sup>2</sup>/year <b>B</b></p> <p>200-250 g/m<sup>2</sup>/year <b>C</b></p> <p>250-300 g/m<sup>2</sup>/year <b>D</b></p> <p>300-350 g/m<sup>2</sup>/year <b>E</b></p> <p>350-400 g/m<sup>2</sup>/year <b>F</b></p> <p>400-450 g/m<sup>2</sup>/year <b>G</b></p>	
<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>		<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>	

153 Avon Road, Cannock, WS11 1LF

Tel: 01543 468846 | Email: sales@webbestateagents.co.uk | www.webbestateagents.co.uk

