



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.

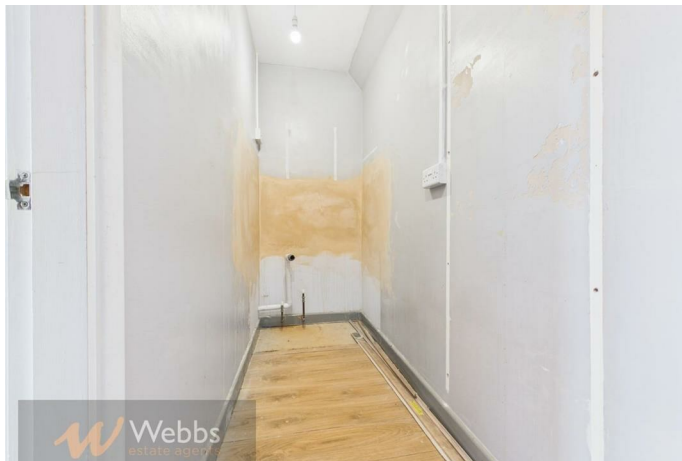
Situated above a well-established and popular local hair salon, the premises benefit from an existing and consistent customer flow, making it particularly well suited to complementary uses such as beauty, wellness, consultancy, or boutique office space. A business aligning with the current clientele 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
Key energy efficient - lower running costs Most energy efficient - lowest running costs 100-120 kWh/m²/yr 120-140 kWh/m²/yr 140-160 kWh/m²/yr 160-180 kWh/m²/yr 180-200 kWh/m²/yr 200-220 kWh/m²/yr 220-240 kWh/m²/yr 240-260 kWh/m²/yr 260-280 kWh/m²/yr 280-300 kWh/m²/yr 300-320 kWh/m²/yr 320-340 kWh/m²/yr 340-360 kWh/m²/yr 360-380 kWh/m²/yr 380-400 kWh/m²/yr 400-420 kWh/m²/yr 420-440 kWh/m²/yr 440-460 kWh/m²/yr 460-480 kWh/m²/yr 480-500 kWh/m²/yr 500-520 kWh/m²/yr 520-540 kWh/m²/yr 540-560 kWh/m²/yr 560-580 kWh/m²/yr 580-600 kWh/m²/yr 600-620 kWh/m²/yr 620-640 kWh/m²/yr 640-660 kWh/m²/yr 660-680 kWh/m²/yr 680-700 kWh/m²/yr 700-720 kWh/m²/yr 720-740 kWh/m²/yr 740-760 kWh/m²/yr 760-780 kWh/m²/yr 780-800 kWh/m²/yr 800-820 kWh/m²/yr 820-840 kWh/m²/yr 840-860 kWh/m²/yr 860-880 kWh/m²/yr 880-900 kWh/m²/yr 900-920 kWh/m²/yr 920-940 kWh/m²/yr 940-960 kWh/m²/yr 960-980 kWh/m²/yr 980-1000 kWh/m²/yr 1000-1020 kWh/m²/yr 1020-1040 kWh/m²/yr 1040-1060 kWh/m²/yr 1060-1080 kWh/m²/yr 1080-1100 kWh/m²/yr 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