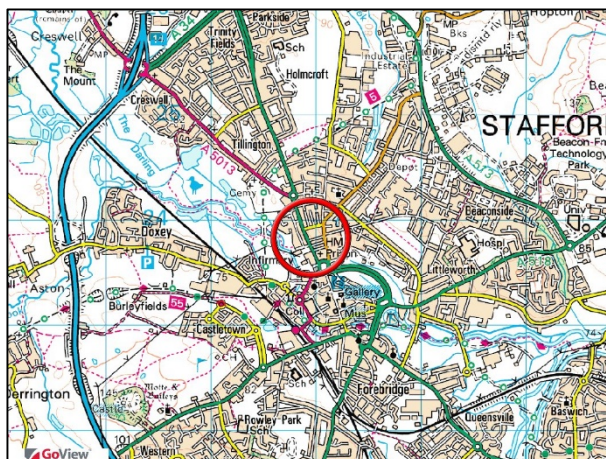




COMMERCIAL INDUSTRIAL PROPERTY CONSULTANTS

Prominently Situated Retail/Showroom Premises To Let or For Sale in Stafford



- **No. 49 Foregate Street, Stafford, Staffordshire, ST16 2PJ**
- 5,380 sq.ft. (499.80 sq.m.)
- Additional first floor storage of 2,000 sq.ft. (185.80 sq.m.)
- Main arterial road position
- Full security shutters fitted and on-site car parking
- Suitable for a variety of uses subject to planning permission

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

TEL. 01785 244400 FAX. 01785 244901

mailbox@millarsandy.com www.millarsandy.com

LOCATION

The property is prominently situated on the west side of the A34 Foregate Street, the main northerly arterial route out of Stafford and at its junction with St Patricks Street, approximately three quarters of a mile north from the town centre, about one mile from Junction 14 of the M6 Motorway and close to branches of a number of national out-of-town retailers including WICKES, LIDL, HALFORDS, SCREWFIX and CURRYS.

DESCRIPTION

The property comprises a two-storey building of flat-roofed rendered brick construction, which has been enlarged by way of a single-storey extension to the rear, and provides extensive retail space on the ground floor with first floor ancillary storage and the benefit of a parking and servicing area at the back.

The premises have most recently been used as a convenience store and for the sale of motor components having been fragmented into two separate trading parts, and its availability is likely to be of interest to retailers or trade counter users requiring a high profile presence on one of the main traffic routes into the town.

ACCOMMODATION (all dimensions and areas referred to in these particulars are approximate)

FLOOR	DESCRIPTION	GROSS FLOOR AREA (SQ.FT.)	GROSS FLOOR AREA (SQ.M.)
GROUND	Front and rear retail areas with office, kitchen, storage and WC facility.	5,380	499.80
FIRST	Storage with kitchen and WC facilities.	2,000	185.80
TOTAL GROSS FLOOR AREA		7,380	685.60
EXTERNAL tarmacadam surfaced car parking area at rear providing approximately twenty spaces with vehicular access from St Patrick's Street.			

SERVICES

All mains services are connected. The rear section is heated by a gas-fired warm air blower.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The property is subject to two separate assessments for the Foregate Street and St Patrick's Street parts at £16,000 for the former and £26,000 for the latter with annual business rates payable of £7,712 and £12,532 respectively for the year ending March 2015.

EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of ## within Band ##. A full certificate with recommendations will be provided on request.

TERMS

The property is available on a new full repairing lease for a term to be agreed at a commencing rental of **£26,500** per annum exclusive of rates with upward only reviews to be at three yearly intervals. The landlord will insure the premises and then recharge the tenant the cost thereof. As an alternative, the owner is prepared to consider the sale of the freehold interest, for which offers in excess of **£350,000** are invited. These figures are subject to VAT if applicable.

LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in either the letting or the sale of the property, together with any Stamp Duty and VAT due thereon.

VIEWING

By arrangement with the Agents' Stafford Offices.

The premises are offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/3846 10/10/14