



COMMERCIAL INDUSTRIAL PROPERTY CONSULTANTS

**PRIME RETAIL PREMISES**  
**TO LET**  
**IN**  
**STAFFORD**  
**TOWN CENTRE**



\* TOTAL NET RETAIL AREA - 1,110 SQ.FT. (103.12 SQ.M.) \*

\* TOTAL NET FLOOR AREA - 2,135 SQ.FT. (198.35 SQ.M.) \*

\* OPPOSITE MARKS & SPENCER, H SAMUEL AND EDINBURGH WOOLLEN MILL \*

\* CLOSE TO SPECSAVERS, BRIGHT HOUSE, NEW LOOK, DOROTHY PERKINS, BURTON,

**ADDRESS** NO. 19 GAOLGATE STREET, STAFFORD, STAFFORDSHIRE, ST16 2BQ.

**LOCATION** The property occupies a prime trading position in Stafford town centre and lies on the west side of the pedestrianised Gaolgate Street, between its junctions with Stafford Street and Gaol Square. Branches of multiple retailers including MARKS AND SPENCER, H SAMUEL, EDINBURGH WOOLLEN MILL, SPECSAVERS, SHIPLEYS, DOROTHY PERKINS, BURTON, BRIGHTHOUSE, NEW LOOK, ACCESSORIZE and several others are close by.

**DESCRIPTION** The property comprises a two-storey building of brick construction providing accommodation arranged on the ground and first floors with a sizeable rectangular sales area and a staircase leading to staff facilities and ancillary storage space on the upper level. The premises have been used for a number of years for the sale of menswear but would be suitable for a wide variety of alternative purposes or possibly for non-retail use subject to any planning consent considered appropriate by the relevant local authority.

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

	<b>IMPERIAL</b>	<b>METRIC</b>
Gross Frontage	19ft.0ins.	5.79m.
Net Frontage	18ft.6ins.	5.64m.
Shop Depth	58ft.9ins.	17.91m.
Ground Floor Sales Area	1,110 sq.ft.	103.12 sq.m.
First Floor Ancillary Area	1,025 sq.ft.	95.23 sq.m.
<b>TOTAL NET FLOOR AREA</b>	<b>2,135 sq.ft.</b>	<b>198.35 sq.m.</b>

**SERVICES** Mains water, electricity and drainage are connected.

**ASSESSMENTS** Local Authority - Stafford Borough Council

The rateable value of the property is £41,750 with Uniform Business Rates payable of £19,121.50 for the year ending March 2014.

**TERMS** The premises are available on a new full repairing and insuring lease at a rental of **£27,500** per annum exclusive of rates and VAT with upward only reviews to be at five yearly intervals. The landlord will insure the building and then recharge the tenant the apportioned cost thereof. A service charge also applies.

**LEGAL COSTS** Both parties are to be responsible for their own legal costs incurred in any sale or the preparation of the lease and the counterpart lease, 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**

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