



MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

BY INSTRUCTIONS OF SANDHILL INVESTMENTS LIMITED

**Retail Unit
To Let
in
Stafford
Town Centre**



- **Nos. 5 & 8 The Colonnade, Eastgate Street, Stafford, Staffordshire, ST16 2NQ**
- **385 sq.ft. (32.76 sq.m.)**
- **Close to large public car park**
- **Near to new Aldi supermarket and B & M outlet**
- **Suit variety of trades**
- **Rates free subject to tenant qualification**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

TEL: 01785 244400 FAX: 01785 244901

mailbox@millarsandy.com www.millarsandy.com

LOCATION

The property forms part of a retail and office development prominently situated in Stafford town centre on the north side of Eastgate Street between its junctions with Martin Street and Market Street. The former Kingsmead car park is located nearby and has recently been redeveloped to provide a new Aldi supermarket and B & M store with two hours' free parking.

DESCRIPTION

The Colonnade is a small parade fronted by a Grade II listed building and was developed some years ago to provide an arcade of five units that have tended to suit specialist retail trades. The development links Eastgate Street to North Walls and provides a thoroughfare to one of the town's main car parks.

The available premises provide a ground floor lock-up shop unit suitable for a wide variety of alternative retail or non-retail purposes subject to any planning consent considered appropriate by the relevant local authority.

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

FLOOR	DESCRIPTION	NET FLOOR AREA (SQ.FT.)	NET FLOOR AREA (SQ.M.)
GROUND	Retail area	200	18.58
	WC facility	-	-
	Kitchen	170	15.79
	Store	15	1.39
	TOTAL NET FLOOR AREA	385	35.76

SERVICES

All mains services are connected.

ASSESSMENTS

The Local Authority for rating purposes is Stafford Borough Council. The rateable value of the property has been assessed at £2,600 with, subject to certain qualifying criteria, no uniform business rates payable for the year ending March 2021. These details have been based on the information provided by the Valuation Office's website and Stafford Borough Council Business Rates department and should be double-checked by any party intending to enter into any commitment that relies on their accuracy.

EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 92 within Band D. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on a new internal repairing lease for a term to be agreed at a commencing rental of **£5,500** per annum exclusive of rates, and VAT if applicable, with upward only rent reviews to be at three yearly intervals. The landlord will recover the cost of external maintenance, repairs and insurance by way of a service charge.

LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in 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

BP/2742

03.07.2021