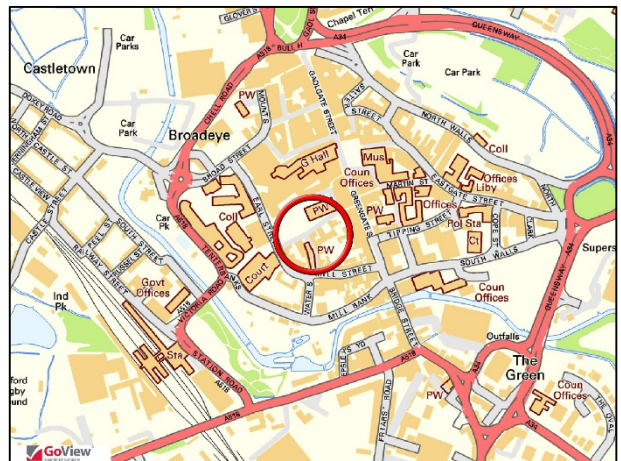
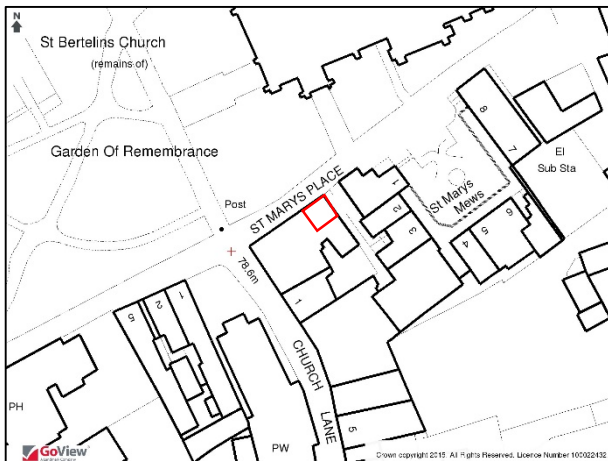




COMMERCIAL INDUSTRIAL PROPERTY CONSULTANTS

## Retail or Office Premises To Let in Stafford Town Centre



- **Nos. 1a and 1b St Mary's Gate, St Mary's Place, Stafford, Staffordshire, ST16 2AW**
- **1,535 sq.ft. (142.60 sq.m.)**
- **Overlooking St Mary's Church and Churchyard**
- **Incorporating impressive high ceilinged meeting/training room**
- **Suitable for a variety of retail and non-retail uses**

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## LOCATION

The property is situated in Stafford town centre on the south side of St Mary's Gate, between its junctions with St Mary's Place and Church Lane, in a mixed business area dominated by offices and retail trading and overlooking the 13<sup>th</sup> Century St Mary's Church.

## DESCRIPTION

The property forms part of a two-storey Victorian building of brick and tile construction which was for over 100 years used as a private members club. Purchased by the present owners in 2005, the premises have been refurbished with part now used as an extension to the adjoining 16<sup>th</sup> Century Soup Kitchen Tea Rooms.

The available accommodation is surplus to operational requirements and provides two rooms at ground floor level with an impressive staircase leading to four rooms on the first floor, one of which provides a large high-ceilinged area with chapel-like proportions and which might possibly suit prospective tenants requiring a large meeting or training room facility.

**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                      | Reception/Office No. 1 (1a)   | 155                     | 14.40                  |
|                             | Office No. 2 (1a)             | 110                     | 10.22                  |
| FIRST                       | Office No. 3 (1a)             | 315                     | 29.26                  |
|                             | Office/Copier Room No. 4 (1a) | 50                      | 4.65                   |
|                             | Office No. 5 (1a)             | 135                     | 12.54                  |
|                             | Office No. 6 (1b)             | 770                     | 71.53                  |
|                             | Male & Female WC facility     | -                       | -                      |
| <b>TOTAL NET FLOOR AREA</b> |                               | <b>1,535</b>            | <b>142.60</b>          |

## SERVICES

Mains water, electricity and drainage are connected. The accommodation is heated by electric night storage radiators.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The property is currently assessed as two units. No. 1a has a rateable value of £6,000 with uniform business rates payable of £2,958. No. 1b has a rateable value of £5,200 with uniform business rates payable of £2,563.60, both for the year ending March 2016.

## EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 335 within Band G. 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 **£15,500** per annum exclusive of rates, and VAT if applicable, to be subject to upward only rent reviews at three yearly intervals. The landlord will undertake external repairs and insure the premises and then recharge the tenant the apportioned cost thereof.

## LEGAL COSTS

All legal costs incurred in the preparation of the lease and the counterpart lease, together with any Stamp Duty or VAT due thereon, are to be the responsibility of the incoming tenant.

## VIEWING

By arrangement with the Agents' Stafford offices.

The property is offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

**BP/2969**

13/04/15

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