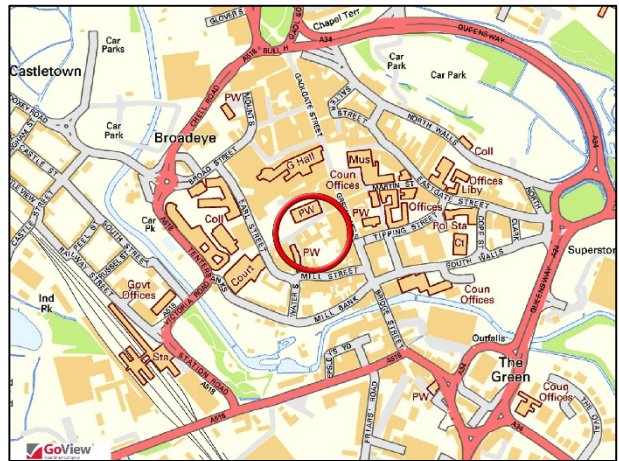
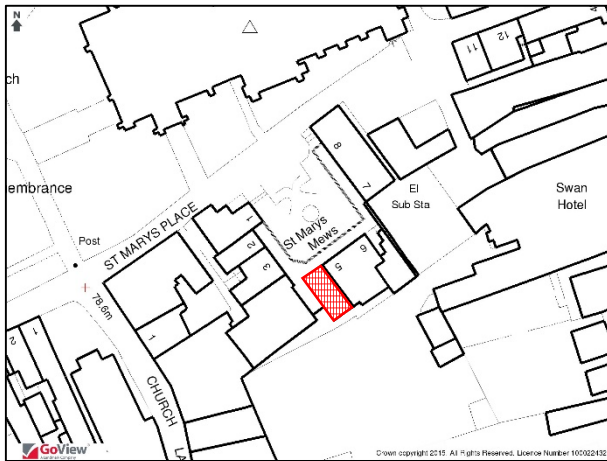




BY INSTRUCTIONS OF GREATREX LIMITED

Retail Premises To Let in Stafford Town Centre



- **Shop No. 4, St Mary's Mews, St Mary's Place, Stafford, Staffordshire, ST16 2AT**
- **345 sq.ft. (32.05 sq.m.)**
- **Attractive refurbished retail and office development**
- **Close to Guildhall Shopping Centre**
- **Opposite St Mary's Church**
- **Close to McDonalds**
- **Rates free from April 2018 (subject to qualification)**

LOCATION

St Mary's Mews is situated in Stafford town centre on the south side of St Mary's Place just off the main shopping thoroughfare, close to MCDONALDS and the ANCIENT HIGH HOUSE and immediately opposite ST MARY'S CHURCHYARD.

DESCRIPTION

The premises comprise one of six retail units created out of the sympathetic redevelopment of the Grade II Listed Victorian former St Mary's Schoolrooms with three separately occupied office suites at first floor level. Other trades currently represented in the Mews include a schoolwear and printed apparel retailer, a specialist candle shop, a hairdresser and a nail salon.

Previously used as an opticians, the premises would be suitable for a wide variety of retail trades or possibly for a non-retail purpose subject to the appropriate consent being granted by the relevant local planning authority.

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

	DESCRIPTION	NET FLOOR AREA (SQ.FT.)	NET FLOOR AREA (SQ.M.)
GROUND FLOOR	Sales area with refreshment point	255	23.69
	Storeroom	90	8.36
	Shared male, female and disabled W.C. facilities	-	-
	TOTAL NET FLOOR AREA	345	32.05

SERVICES

Mains water, electricity and drainage are connected.

ASSESSMENTS

The Local Authority for rating purposes is Stafford Borough Council. The rateable value of the property has been assessed at £6,900 with, subject to certain qualifying criteria, no uniform business rates payable for the year ending March 2019. 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

As part of a listed building, an Energy Performance Certificate is not required in this instance.

TERMS

The premises are available on a new internal repairing lease for a term to be agreed at a commencing rental of **£6,950** per annum exclusive of rates, and VAT if applicable, with upward only rent reviews to be at three yearly intervals. An apportioned service charge is levied by the landlord to cover the cost of the cleaning of the common areas and external maintenance and repairs. The cost of insurance is recharged on an annual basis as a separate item.

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/3510 15.10.2018