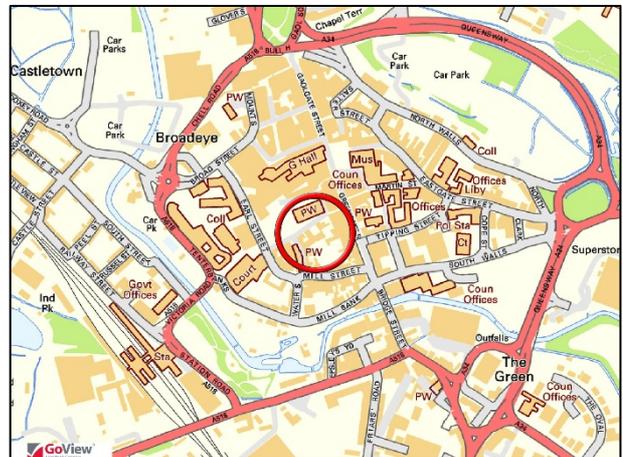
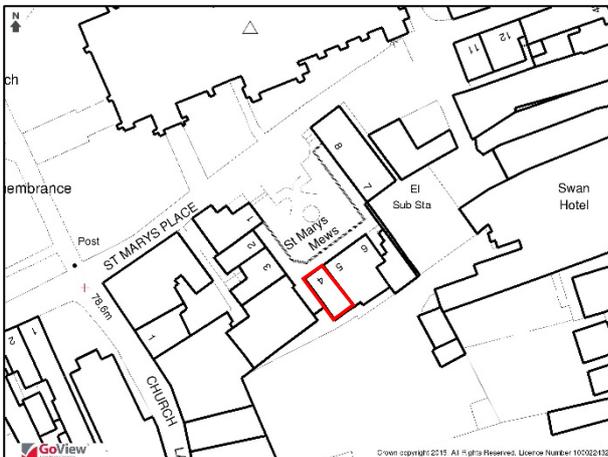




BY INSTRUCTIONS OF GREATREX LIMITED

Retail Premises To Let in Stafford Town Centre



- **No. 4 St Mary's Mews, St Mary's Place, Stafford, Staffordshire, ST16 2AT**
- **345 sq.ft. (32.05 sq.m.)**
- **Attractive Grade II listed refurbished retail and office development**
- **Close to Guildhall Shopping Centre**
- **Opposite St Mary's Church**
- **Close to McDonalds**
- **Immediately available**
- **Rates free for qualifying tenants**

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 consist of one of six retail units created out of the sympathetic redevelopment of the Grade II Listed Victorian former St Mary's Schoolrooms with a restaurant and three separately occupied office suites at first floor level forming the remainder of the complex. Other trades currently represented in the Mews include a specialist candle shop, a hairdresser and a nail salon.

Previously used for the sale of school wear and available following the former occupier's relocation, the unit would be suitable for a wide variety of niche 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)

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
Ground	Sales area including stockroom and refreshment point	345	32.05
TOTAL NET FLOOR AREA		345	32.05
EXTERNAL access to shared male, female and disabled toilet facilities			

SERVICES

Mains water, electricity and drainage are connected.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. Having most recently been let with the adjoining units and therefore forming part of a larger assessment, the premises will have to be reassessed following the proposed split. However, the rateable value of the property before combination was assessed at £6,900 with, subject to certain tenant qualifying criteria, no uniform business rates thereby payable as a consequence. It is anticipated that that rateable value will be reinstated. In any event, the reassessed figure will be below the rates free threshold of £12,000.

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 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 buildings insurance is recharged on an annual basis as a separate item. VAT is applicable in this instance.

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/3383 (4)

23.03.2022