

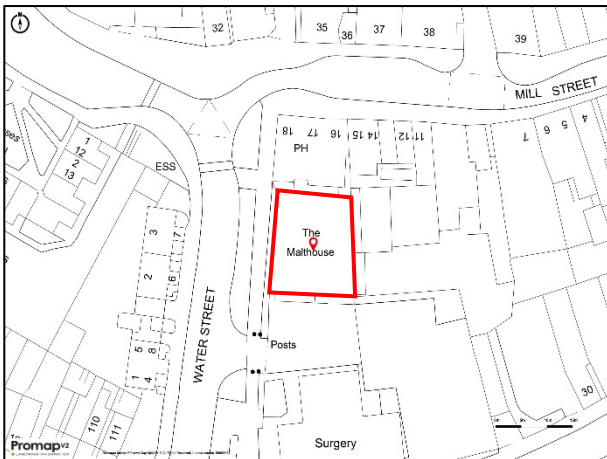


**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

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## Prestige First Floor Office Suite To Let in Stafford Town Centre



- **Suite No. 2, The Malthouse, Water Street, Stafford, Staffordshire, ST16 2AG**
- **925 sq.ft. (89.53 sq.m.)**
- **Attractive prestige development**
- **Centrally heated**
- **Available for early occupation**
- **Car parking for two vehicles**
- **Rates free from April 2019 subject to occupier qualification**

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## LOCATION

The premises form part of a property prominently situated in the town centre on the east side of Water Street between its junctions with Mill Street and Mill Bank. The town's main line railway station providing inter-city connections throughout the national network is within 450 yards (412m.) and the County Court complex is close by. Stafford particularly benefits from excellent motorway communications links with Junctions 13 and 14 of the M6 about three miles equidistant.

## DESCRIPTION

The Malthouse is a two-storey brick and tile building dating from 1837 and has been subject to an extensive scheme of refurbishment and renovation to provide two retail units on the ground floor, offices at first floor level and a basement restaurant.

The upper floor space forms two office suites sharing a ground floor entrance, a first floor reception area and male and female W.C. facilities.

Suite No. 2, the smaller of the two, has now become available and is likely to be of interest to professional and commercial users who require a town centre presence within an attractive period building with the advantage of reserved car parking spaces.

**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	Entrance lobby	-	-
FIRST	Shared reception area and male and female W.C. facilities. Two offices and a refreshment point.	- 925	- 85.93
	<b>TOTAL NET FLOOR AREA</b>	<b>925</b>	<b>85.93</b>

EXTERNAL car parking space for one vehicle at the side of the premises together with a second exclusively reserved space nearby.

## SERVICES

Mains water, electricity and drainage are connected. The accommodation is centrally-heated by hot water radiators fed by a Vaillant gas-fired boiler. Speakerphone entry and intruder alarm systems are installed.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the premises is £10,000 with no uniform business rates payable for the year commencing in April 2019 subject to certain occupier qualifying criteria. These details have been based on the information provided by the Valuation Office's website 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 59 within Band C. A full certificate with recommendations will be provided on request.

## TERMS

The suite is available on a new internal repairing lease for a term to be agreed at a rental of **£9,250** per annum exclusive of rates, and VAT if applicable, with upward only reviews to be at three yearly intervals. The landlord maintains the exterior and insures the building and then recharges the occupiers the apportioned cost thereof. A service charge will apply to cover the expenditure on heating and the cleaning of the common areas.

## 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 property is offered subject to contract and to being unlet.  
**VACANT POSSESSION WILL BE GIVEN ON COMPLETION**

**BP/3607**

09.10.2019