



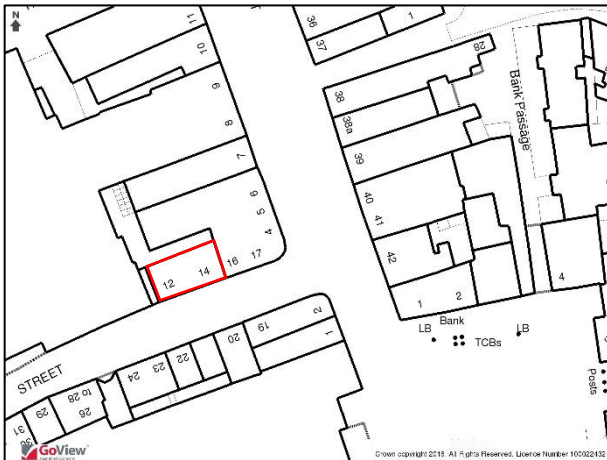
**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

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By Instructions of Central Midlands Estates Limited

## Retail Premises To Let or For Sale in Stafford Town Centre



- **Nos. 12-14 Crabbery Street, Stafford, Staffordshire, ST16 2BA**
- **2,405 sq.ft. (223.43 sq.m.)**
- **Net ground floor retail area - 820 sq.ft. (76.18 sq.m.)**
- **Upper floor space extending to 1,585 sq.ft. (147.25 sq.m.)**
- **Immediate availability**
- **Extensive frontage**
- **Suitable for a variety of trades**
- **Infrequent opportunity to purchase town centre freehold**

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## LOCATION

The property is situated in Stafford centre on the north side of Crabbery Street close to its junction with Gaolgate Street, the main shopping thoroughfare of this busy market town, and near to branches of EE, ERNEST JONES and SAVE THE CHILDREN.

## DESCRIPTION

The premises are of three-storey flat-roofed brick construction, have an aluminium and glazed shop front with an electrically-operated security shutter fitted behind automated entrance doors and have in the past been used for the sale of fashionwear, and most recently mobility aids, but would be suitable for a wide variety of alternative retail purposes or for a non-retail use subject to any required planning consent.

The accommodation provides a sales area on the ground floor together with retail/storage space at first floor level and, on the second floor, further ancillary stockroom and staff facilities. Additional storage is available in a basement area.

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

FLOOR	DESCRIPTION	IMPERIAL	METRIC
GROUND	Frontage Width Depth	42ft. 41ft 8ins. 23ft.	12.80m. 23.70m. 4.68m.
	<b>NET RETAIL AREA</b>	<b>820 SQ.FT.</b>	<b>76.18 SQ.M.</b>
FIRST	Sales/stockroom	785 sq.ft.	72.93 sq.m.
SECOND	Storage Staffroom W.C. facilities	640 sq.ft. 160 sq.ft. -	59.46 sq.m. 14.86 sq.m. -
BASEMENT	Storage	-	-
	<b>TOTAL NET FLOOR AREA</b>	<b>2,405 SQ.FT.</b>	<b>223.43 SQ.M.</b>

## 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 is £16,000 with an estimated uniform business rates payable of £13,401 per annum for the year ending in March 2018. Transitional relief provisions apply in this case and results in a higher rates payable figure being due following a substantial fall in the previously assessed rateable value. 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 77 in Band D. A full certificate with recommendations will be provided on request.

## TERMS

The premises are available on a new full repairing lease for a term to be agreed at a rental of **£25,000** per annum exclusive of rates, and VAT if applicable, with upward only reviews to be at five yearly intervals. The landlord insures the property and then recharges the tenant the cost thereof.

## PRICE

The owner is prepared to consider the sale of the property and offers in the region of **£300,000** are invited for the freehold interest. VAT may be applicable.

## LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the letting or sale, together with any Stamp Duty and VAT due thereon.

## VIEWING

By arrangement with the agent's Stafford Offices.

The premises are offered subject to contract and to being unlet/unsold.

## VACANT POSSESSION WILL BE GIVEN ON COMPLETION

## BP/3612

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