



**Prominently Situated
Retail Premises
To Let
in
Stafford
Town Centre**



- **No. 35a Gaolgate Street, Stafford, Staffordshire, ST16 2NT**
- **Net retail floor area - 350 sq.ft. (32.51 sq.m.)**
- **Total net floor area - 1,200 sq.ft. (111.49 sq.m.)**
- **Prime location**
- **Close to Ryman, Yum Yum, Milletts, O2, Vodafone and Costa Coffee**
- **Suitable for a variety of retail or non-retail uses**
- **Available for early occupation**

LOCATION

The property occupies a prime trading position in Stafford town centre and lies on the east side of the pedestrianised Gaolgate Street between its junctions with Salter Street and Gaol Square. Branches of COSTA COFFEE, VODAPHONE, BOOTS OPTICIANS, RYMAN, YUM YUM, O2 and EE are located in the immediate vicinity

DESCRIPTION

The premises comprise an attractive two-storey listed building of brick and tile construction which has been enlarged at the rear by way of a single-storey flat-roofed extension and provides accommodation arranged on the ground and first floors.

Suitable for a variety of retail trading or for a non-retail use subject to any planning consent required by the local authority., the ground floor provides a rectangular sales area with a timber and glazed shop front protected by an electrically-operated security shutter and ancillary space at the rear and on the upper floor.

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

	IMPERIAL	METRIC
Gross Frontage	14ft. 6ins.	4.42m.
Net Frontage	13ft. 5ins.	4.08m.
Ground Floor - Sales Area	350 sq.ft.	32.52 sq.m.
Ground Floor - Ancillary Area	215 sq.ft.	19.97 sq.m.
First Floor - Storage	530 sq.ft.	49.24 sq.m.
First Floor - Kitchen	105 sq.ft.	9.76 sq.m.
First Floor - W.C. facilities	-	-
TOTAL NET FLOOR AREA	1,200 SQ.FT.	111.49 SQ.M.

SERVICES

Mains water, electricity and drainage are connected.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the premises is £16,500 with an estimated uniform business rates payable of £8,233.50 per annum for the year ending in March 2023. 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

As a listed building, no Energy Performance Certificate is required for this property.

TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed at a rental of **£9,950** per annum exclusive of rates with upward only reviews to be at three yearly intervals. The landlord will insure the property and then recharge the tenant the cost thereof. VAT is not 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/4128

03.11.2022