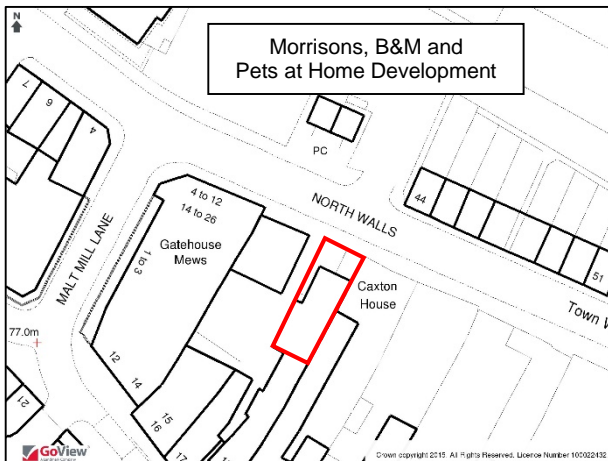




COMMERCIAL INDUSTRIAL PROPERTY CONSULTANTS

## Commercial Premises To Let in Stafford Town Centre



- **Unit No. 1, North Walls, Stafford, Staffordshire, ST16 3AD**
- **Total net floor area - 2,140 sq.ft. (198.81 sq.m.)**
- **Suitable for a variety of retail or non-retail/warehouse uses**
- **Early availability**
- **Close to large public car park**
- **Opposite new Morrisons supermarket currently under construction**
- **Opposite proposed B & M and Pets at Home outlets**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

TEL. 01785 244400 FAX. 01785 244901

mailbox@millarsandy.com www.millarsandy.com

## LOCATION

The premises are situated in Stafford Town Centre on the west side of North Walls, close to its junction with Malt Mill Lane, adjacent to KIRKLANDS and opposite the North Walls public car park. This is currently being redeveloped to provide a new Morrisons supermarket with two adjacent retail units that have been let to B & M and Pets at Home but with the public parking facility to remain.

## DESCRIPTION

The premises are of two-storey flat-roofed brick construction and provide a unit with showroom and warehousing facilities at ground and first floor levels.

Access from the front is by both a glazed personnel door and an electrically-operated roller shutter and the accommodation would be suitable for a wide variety of retail, trade counter, storage and non-retail uses subject to any planning consent considered appropriate by the relevant local authority.

**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	Retail/Warehouse area WC facility	1,075 -	99.87 -
FIRST	Retail/Warehouse area Staffroom	870 195	80.82 18.12
<b>TOTAL NET FLOOR AREA</b>		<b>2,140</b>	<b>198.81</b>
EXTERNAL forecourt parking area surfaced in tarmacadam.			

## SERVICES

Mains water, electricity and drainage are connected. A burglar alarm system is installed.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value has been assessed at £7,000 with uniform business rates payable of £3,451 for the year ending March 2016.

## EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 95 within 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 commencing rental of **£13,950** per annum exclusive of rates, to be subject to upward only rent reviews at three yearly intervals. No VAT is applicable in this instance. The landlord will insure the premises and then recharge the cost thereof to the tenant.

## 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/3691**

15/04/15