

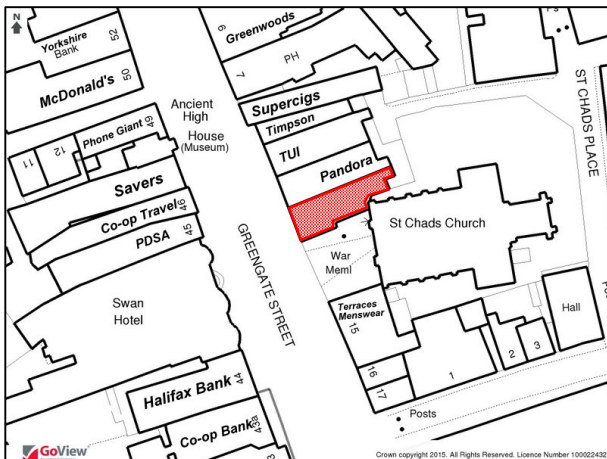


**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

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## Prominently Situated Retail Unit To Let in Stafford Town Centre



- **No. 12 Greengate Street, Stafford, Staffordshire, ST16 2HP**
- **1,840 sq.ft. (170.94 sq.m.)**
- **Suitable for a variety of trades subject to planning permission**
- **Adjacent to Pandora**
- **TUI, McDonalds, Co-op Travel, Thorntons and Savers close by**

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## LOCATION

The property is prominently situated in Stafford town centre on the east side of the pedestrianised Greengate Street, between its junctions with Martin Street and Tipping Street, immediately adjacent to PANDORA. Branches of TUI TRAVEL, MCDONALDS, SAVERS, CO-OP TRAVEL, THORNTONS, CARPHONE WAREHOUSE, CLINTONS, TIMPSON, W H SMITH and WATERSTONES are in the immediate vicinity.

## DESCRIPTION

The property comprises a retail unit of two-storey brick and flat-roofed construction with an aluminium framed glazed shop front and provides a sales area on the ground floor together with ancillary stockroom space at first floor level.

The property was previously used as a branch of Thomas Cook and the availability of the premises offers an ideal opportunity for a retailer to acquire a main street presence along a part of the town's trading thoroughfare that has seen little tenant turnover in recent years.

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

	IMPERIAL	METRIC
Gross Frontage	21ft. 4ins.	6.50m.
Net Frontage	19ft. 6ins.	5.94m.
Maximum Width	19ft. 6ins.	5.94m.
Shop Depth	59ft. 3ins.	18.06m.
<b>NET SALES AREA</b>	<b>1,100 SQ.FT.</b>	<b>102.19 SQ.M.</b>
Staff and WC facility	-	-
First Floor - Storage and office	740 sq.ft.	68.75 sq.m.
<b>TOTAL NET FLOOR AREA</b>	<b>1,840 SQ.FT.</b>	<b>170.94 SQ.M.</b>

## SERVICES

Mains water, electricity and drainage are connected. The premises are fitted with air conditioning.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The premises are currently listed with a rateable value of £29,750 with an estimated uniform business rates payable of £13,863.50 per annum for the year ending in March 2018. Please note that the rates payable calculation may vary as a consequence of transitional relief provisions. 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 \*\* within Band \*\*. A full certificate with recommendations will be provided on request.

## TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed at a commencing rental of **£35,000** per annum, exclusive of rates and VAT, with upward only reviews to be at five yearly intervals.

## 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/2706

06.12.2017

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