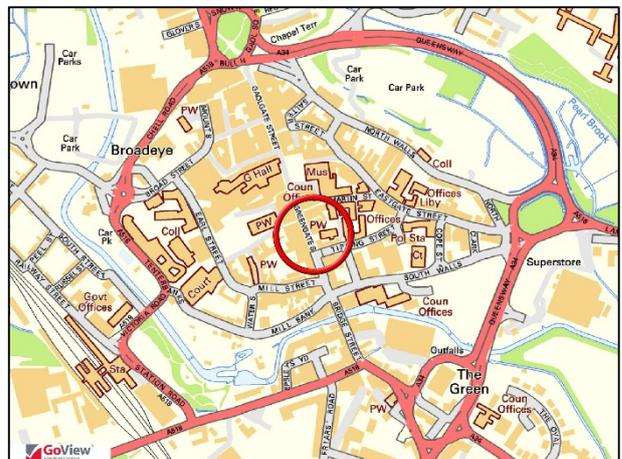
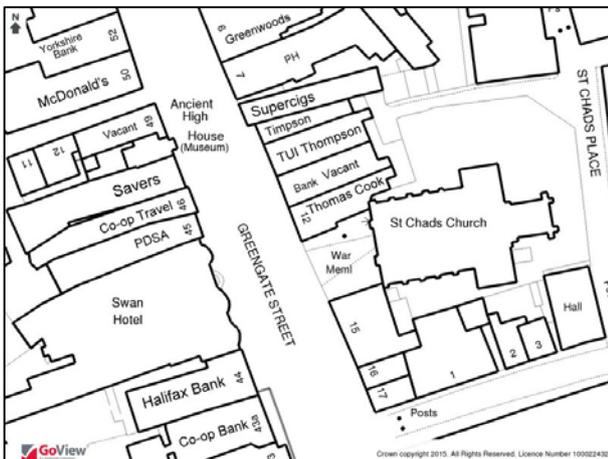




COMMERCIAL INDUSTRIAL PROPERTY CONSULTANTS

## Prominently Situated Coffee Shop/Retail premises To Let in Stafford Town Centre



- **No. 15 Greengate Street, Stafford, Staffordshire, ST16 2HP**
- 1,800 sq.ft. (167.22 sq.m.)
- Includes first floor of 860 sq.ft. (79.90 sq.m.)
- Suitable for A1 (Retail), A2 (Professional and Financial Services), A3 (Café and Restaurant) and A4 (Drinking Establishments) uses
- Close to Superdrug, Thomas Cook, TUI Thomson, Co-op Travel, PDSA, Natwest, HBOS, Savers, McDonalds

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## LOCATION

The property occupies a prominent trading position in Stafford town centre and lies on the east side of the pedestrianised Greengate Street between its junctions with Martin Street and Tipping Street. Traders in the vicinity include Thomson, Superdrug, Thomas Cook, PDSA, Savers and branches of HBOS, NatWest and Co-operative Banks, with McDonalds, Greenwoods, Clinton Cards and WH Smith close by.

## DESCRIPTION

The property comprises an attractive two-storey tiled roofed building with terracotta/ceramic block faced elevations with attached timber boarding and the architecture imitating a medieval style. The ground floor has been enlarged at the rear by way of a single-storey flat-roofed extension.

The premises provide open-plan space on the ground floor with additional cellular accommodation at first floor level linked by an internal staircase via a shared entrance lobby. There are male and female WC facilities on each floor.

Currently used as a coffee shop, the premises would be suitable for an alternative catering use or a specialist form of retailing subject to any appropriate planning consent.

**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	-	-
	Retail area	855	79.43
	Kitchen/staff room	85	7.90
	Male & Female WC facilities	-	-
FIRST	Room No. 1	135	12.54
	Room No. 2	665	61.78
	Room No. 3	60	5.57
	Male and Female WC facilities	-	-
	<b>TOTAL NET FLOOR AREA</b>	<b>1,800</b>	<b>167.22</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 £14,750 with uniform business rates payable of £7,109.50 for the year ending March 2015.

## TOWN PLANNING

Planning permission No. 09/12924/COU, issued by Stafford Borough Council on the 26<sup>th</sup> February 2010, granted consent to a change of use to that of a mixed use as "Café/Bar (Use Classes A3 and/or A4". Uses covered thereby include restaurants, snack bars, cafes, public houses, wine bars or other drinking establishments, as well as for traditional retailing and professional and financial service purposes.

## EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 180 within Band G.

## TERMS

The premises are available on a new full repairing lease for a term to be agreed at a rental of **£35,000** per annum exclusive of rates, and VAT if applicable, with upward only reviews to be at five yearly intervals. The landlord insures the building and then recharges the tenant the cost thereof.

## 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/3876

03/02/15

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