



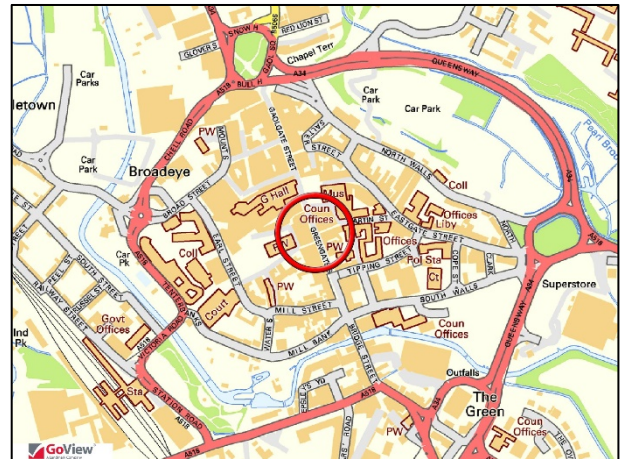
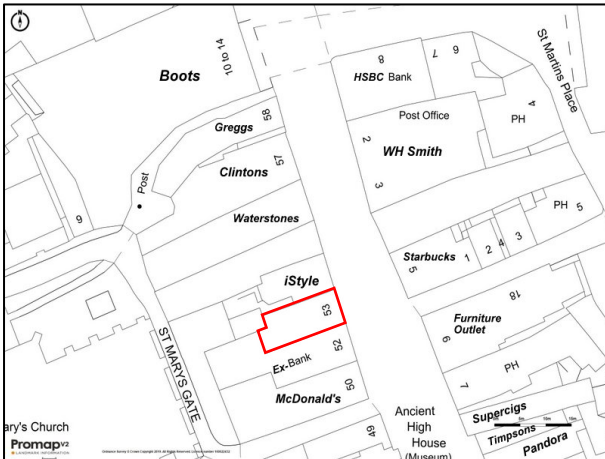
MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

BY INSTRUCTIONS OF BDS PROPERTIES (UK) LIMITED

Prime Retail Unit To Let in Stafford Town Centre



- **No. 53 Greengate Street, Stafford, Staffordshire, ST16 2JE**
- **1,600 sq.ft. (148.64 sq.m.)**
- **Previously let to Thorntons and left fitted out**
- **Adjacent to Co-op Travel**
- **Opposite Starbucks and WH Smith**
- **McDonald's, Waterstones, Boots and HSBC close by**
- **Early availability**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

TEL: 01785 244400 FAX: 01785 244901

mailbox@millarsandy.com www.millarsandy.com

LOCATION

The property is prominently situated in Stafford town centre on the west side of the pedestrianised Greengate Street between its junctions with Market Square and St Mary's Passage and immediately adjacent to CO-OP TRAVEL Branches of MCDONALD'S, SAVERS, STARBUCKS, CLINTONS, TIMPSON, W H SMITH, WATERSTONES are in the immediate vicinity.

DESCRIPTION

The property comprises a retail unit of three-storey brick and tile construction with a timber framed shop front and provides a sales area on the ground floor together with ancillary stockroom space at first and second floor levels.

The property was previously tenanted by Thorntons and has been left as fitted out for their use thereby providing an ideal opportunity for an incoming tenant to acquire a high street outlet ready for early trading.

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

	IMPERIAL	METRIC
Gross Frontage	20ft.	6.10m.
Net Frontage	19ft.3ins.	5.87m.
Maximum Width	19ft.3ins.	5.87m.
Shop Depth	40ft.10ins.	12.45m.
NET SALES AREA	555 SQ.FT.	51.56 SQ.M.
First Floor - Storage and staff	455 sq.ft.	42.27sq.m.
Second Floor - Storage	590 sq.ft.	54.81sq.m.
TOTAL NET FLOOR AREA	1,600 SQ.FT.	148.64 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 property is £26,250 with uniform business rates payable of £12,098.75 for the year ending March 2021. 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. The premises are rates free until April 2021 as a consequence of the Government's Coronavirus business mitigation scheme

EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 93 within Band D. 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 rental of **£30,500** per annum, exclusive of rates and VAT, with upward only rent 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 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/3886

12.07.2020