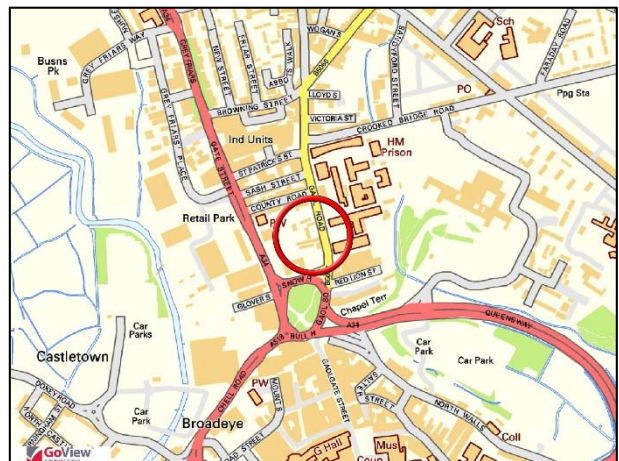
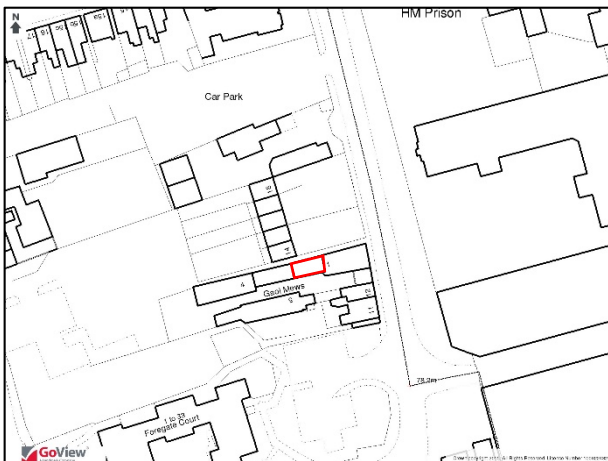




**Retail Premises
To Let
Close to
Stafford
Town Centre**



- **No. 2 Gaol Mews, Gaol Road, Stafford, Staffordshire, ST16 3AN**
- **325 sq.ft. (30.19 sq.m.)**
- **Carpeting and heating installed**
- **Attractive Mews development**
- **Suitable for a variety of trades**

LOCATION

The property forms part of a group of properties situated on the west side of Gaol Road, between its junctions with Gaol Square and County Road and approximately a third of a mile north from Stafford Town Centre.

DESCRIPTION

Gaol Mews is an attractive retail development used for a variety of trading purposes, including a hairdressers and a restaurant, and enjoys the additional benefit of being located close to a large public car park.

The premises are positioned near to the access from Gaol Road, is of single-storey brick construction with roofs in felt and tile and provides ground floor office or retail space together with a kitchen and a W.C. facility and suitable for a wide variety of commercial uses.

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

	DESCRIPTION	NET FLOOR AREA (SQ.FT.)	NET FLOOR AREA (SQ.M.)
GROUND FLOOR	Office/retail area	250	23.23
	Kitchen	75	6.97
	WC facility	-	-
TOTAL NET FLOOR AREA		325	30.19
EXTERNAL staff car parking space for one vehicle.			

SERVICES

All mains services are connected. A wall-mounted gas-fired balanced flue heater is fitted.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property is £3,550 with uniform business rates payable of £1,764.35 for the year ending March 2017. 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 currently 100% exempt from the payment of rates until April 2017 under the Small Business Rates Relief Scheme.

EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 59 in Band C. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on a full repairing lease for a term to be agreed at a commencing rental of **£4,500** per annum exclusive of rates, and VAT if applicable, with upward only reviews to be at five yearly intervals. The landlord will insure the property and recharge the tenant the appropriate cost thereof. A service charge is payable in addition to the rent.

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/3962
29/06/16