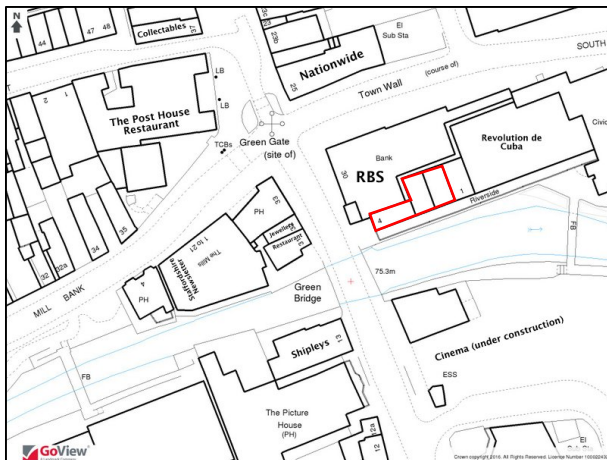




BY INSTRUCTIONS OF STAFFORD BOROUGH COUNCIL

Retail Units To Let in Stafford Town Centre



- **Units Nos. 1-2 and 3, Riverside, Stafford, Staffordshire, ST16 3AQ**
- **1,100 sq.ft. (102.19 sq.m.) and 760 sq.ft. (70.60 sq.m.)**
- **Can be combined to provide one unit of 1,860 sq.ft. (172.79 sq.m.)**
- **Suitable for a variety of trades**
- **Adjacent to New Revolution de Cuba public house**
- **Close to new six screen cinema under construction**
- **Near to Nando's and Frankie & Benny's restaurants**
- **New 1,000 space Waterfront multi-storey car park nearby**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

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LOCATION

The premises are situated in Stafford town centre on the north side of Riverside at its junction with Greengate Street and between branches of the Royal Bank of Scotland and Revolucion de Cuba. The units are on the town's main leisure circuit with nationally known licensed operators including JD WETHERSPOON represented, a six screen ODEON multiplex cinema currently under construction and several restaurant operators, including NANDO'S and FRANKIE & BENNY'S close by. The new Riverside shopping centre is also a short distance away and retailers with space there include PRIMARK, MARKS & SPENCER, GAP, H & M, VISION EXPRESS and OUTFIT.

DESCRIPTION

The units form part of the ground floor of the Borough Council Civic Centre complex with frontages to Greengate Street and Riverside, the latter providing pedestrian access to the new Waterfront multi-storey car park and Riverside Shopping Centre.

Previously used for the sale of electrical appliances and ladies fashionwear, and with aluminium and glazed shopfronts fitted, the availability of the premises offers an ideal opportunity for retailers to acquire a town centre presence that has been boosted as a trading pitch by the new retail and leisure schemes drawing interest to the southern end of the town centre.

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

UNITS NOS.	DESCRIPTION	NET FLOOR AREA SQ.FT.	NET FLOOR AREA SQ.M.
1-2	Retail area	1,100	102.19
3	Retail area	760	70.60
	Shared WC facilities at rear	-	-
TOTAL NET FLOOR AREA		1,860	172.79

SERVICES

Mains electricity is connected.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of Units Nos. 1-2 has been listed at £11,500 from March 2017 with no uniform business rates payable for the year ending in March 2018 subject to criteria. The rateable value of Unit No. 3 currently forms part of a larger assessment but is estimated at £6,000. The unit, again subject to criteria, should not attract any business rates payable up to March 2018. 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 ## in Band ##. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on new internal repairing leases for terms to be agreed at annual rentals of **£22,000** (Units Nos. 1-2) and **£13,500** (Unit No. 3) per annum, exclusive of rates and VAT, with upward only reviews to be at five yearly intervals. The landlord will insure the units as part of a block policy and then recharge the tenants the appropriate cost thereof. A recharged service charge provision also applies to cover the cost of external maintenance, repair and management.

LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the preparation of the lease(s) and the counterpart lease(s), 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/3993

01/02/17