

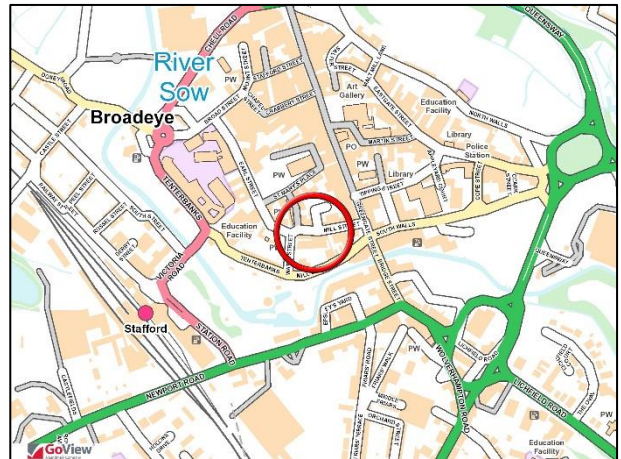
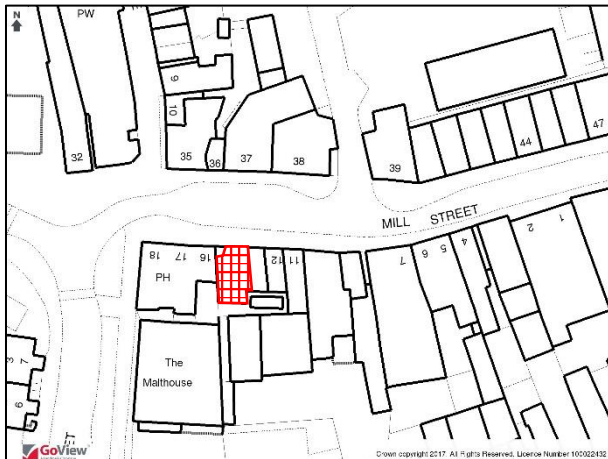


**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

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www.millarsandy.com

## Retail Unit To Let in Stafford Town Centre



- **Nos. 14/15 Mill Street, Stafford, Staffordshire, ST16 2AJ**
- **475 sq.ft. (44.13 sq.m.)**
- **Early availability**
- **Popular secondary trading location**
- **Close to Black's Menswear, Peter Rogers and Parkers of Stafford**
- **Near to town's main leisure circuit**
- **Rates free from March 2017 (subject to criteria)**

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## LOCATION

The premises are situated in Stafford town centre on the south side of Mill Street in a popular secondary trading position just off the town's main shopping thoroughfare. The area is characterised by retail outlets operated by small traders offering a wide variety of consumer goods and bookended by a restaurant/nightclub at the Greengate Street end and a restaurant at Mill Street's junction with Water Street. Locally well-known retailers in the vicinity include BLACK'S MENSWEAR, PARKERS OF STAFFORD, PETER ROGERS (PHOTOGRAPHIC), COUNTY FRUIT STORE, REEDS RAINS, SHOGUN GAMES and HENRY BURTON.

The property is located in the Conservation area close to 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 premises form part of a two-storey building of brick and tile construction and provide sales space on the ground floor with a timber and glazed shop front fitted, has most recently been used as a footwear retailer and would be suitable for a wide variety of alternative retail purposes or for non-retail use subject to the availability of the appropriate planning consent. The self-contained first floor accommodation provides offices currently leased to a firm of solicitors.

The availability of the retail part offers an ideal opportunity for an ingoing tenant to acquire a town centre trading presence in a busy location at a reasonable rental.

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

	DESCRIPTION	IMPERIAL	METRIC
GROUND FLOOR	Net Frontage	15ft.	4.57m.
	Average Shop Width	16ft. 6ins.	5.03m.
	Shop Depth	34ft. 3ins.	10.44m.
	Retail Area WC facility	475 sq.ft. -	44.13 sq.m. -
<b>TOTAL NET FLOOR AREA</b>		<b>475 SQ.FT.</b>	<b>44.13 SQ.M.</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 £9,000 with no uniform business rates scheduled to be payable for the year ending March 2018, subject to criteria. 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 68 in Band C. A full certificate with recommendations will be provided on request.

## TERMS

The premises are available on a new effectively full repairing lease for a term to be agreed at a rental of **£12,000** per annum exclusive of rates and VAT with upward only reviews to be at five yearly intervals. The landlord will insure the building and then recharge the tenant the appropriate apportioned 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/4009

19/04/17

Revd. 07.06.17