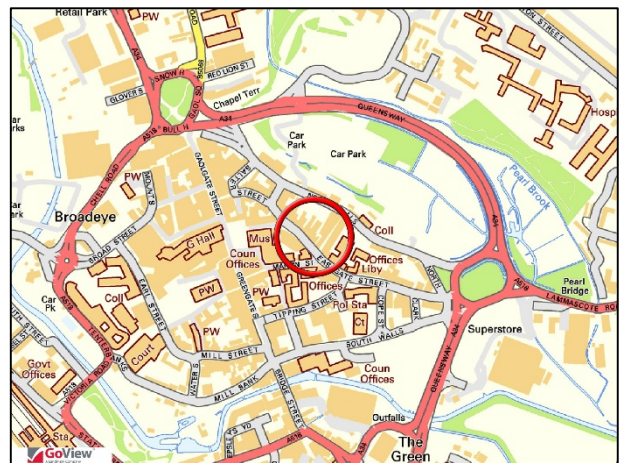




By Instructions of Sandhill Investments Limited

**Retail Unit
To Let
in
Stafford
Town Centre**



- **No. 4 The Colonnade, No. 9 Eastgate Street, Stafford, Staffordshire, ST16 2NQ**
- **360 sq.ft. (33.44 sq.m.)**
- **Close to large public car park**
- **Near to proposed Aldi, B & M and Pets at Home outlets**
- **Rates free from April 2017 (subject to criteria)**

LOCATION

The property forms part of a retail and office development prominently situated in Stafford town centre on the north side of Eastgate Street between its junctions with Martin Street and Market Street. The Kingsmead car park providing 300 spaces is located behind the property and has been redeveloped to provide five retail units that have been let to ALDI, B & M and PETS AT HOME but with the public parking facility to remain.

DESCRIPTION

The Colonnade is a small parade fronted by a Grade II listed building and was developed some years ago to provide an arcade of five units that have tended to suit specialist retail trades. The development links Eastgate Street to North Walls and provides a thoroughfare to one of the town's main car parks.

The available premises provide a ground floor lock-up shop unit previously used as a nail salon and would be suitable for a wide variety of alternative retail or non-retail purposes subject to any planning consent considered appropriate by the relevant local authority.

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	Retail area Kitchen WC facility	310 50 -	28.80 4.64 -
	TOTAL NET FLOOR AREA	360	33.44

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 £4,950 with no uniform business rates payable for the year ending March 2018, subject to certain 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

As part of a listed building, an Energy Performance Certificate is not required in this instance.

TERMS

The premises are available on a new internal repairing lease for a term to be agreed at a commencing rental of **£4,650** per annum exclusive of rates, and VAT if applicable, with upward only rent reviews to be at three yearly intervals. The landlord will recover the cost of external maintenance, repairs and insurance by way of a service charge.

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/4018

09.06.2017