

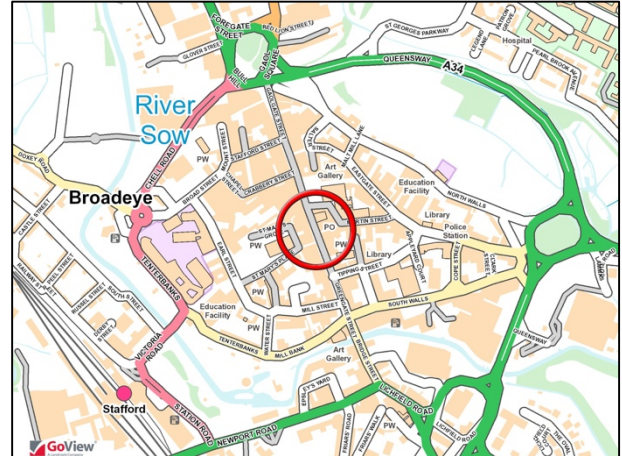
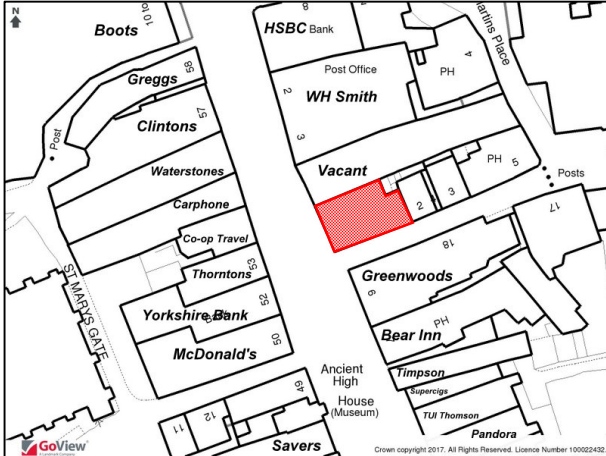


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

Prominently Situated Prime Retail Unit To Let in Stafford Town Centre



- **No. 5 Greengate Street, Stafford, Staffordshire, ST16 2HN**
- **1,595 sq.ft. (148.18 sq.m.)**
- **Additional ancillary basement space of 945 sq.ft. (87.79 sq.m.)**
- **Most recently used as a coffee shop**
- **Close to WH Smith, Boots, Carphone Warehouse, Greggs and Waterstones**
- **McDonalds, Co-op Travel, Clintons and Thorntons close by**
- **Near to TUI Thomson, Timpsons, Thomas Cook and Pandora**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

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LOCATION

The property is prominently situated in Stafford town centre on the east side of the pedestrianised Greengate Street, between its junctions with Market Square and Martin Street and close to branches of WH SMITH, BOOTS, MCDONALDS, CO-OP TRAVEL, THORNTONS, CARPHONE WAREHOUSE, CLINTONS, TIMPSON, W H SMITH, WATERSTONES and a number of other national retail operators.

DESCRIPTION

The property comprises a prominently situated retail unit forming the ground floor of a two-storey brick and tile building, has a glazed and aluminium framed shop front and enjoys an extensive return frontage to Martin Street. The premises provide a sales area on the ground floor together with ancillary basement space with the first floor separately let as residential accommodation.

The property has been used for some years as a branch of Starbucks and the availability of the premises offers an ideal opportunity for a retailer to acquire a main street presence along a part of the town's trading thoroughfare that has seen little occupier turnover in recent years.

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

FLOOR		IMPERIAL	METRIC
Ground	Net Frontage	27ft. 5ins.	8.36 m.
	Return Frontage	64ft. 2ins.	19.56 m.
	Maximum Width	27ft. 5ins.	8.3 6m
	Shop Depth	64ft. 2ins.	19.56m.
	NET SALES AREA	1,595 SQ.FT.	145.18 SQ.M.
Basement	Storage, staffroom, office and staff WC facility	945 sq.ft.	87.79 sq.m..
	TOTAL NET FLOOR AREA	2,540 SQ.FT.	235.97 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 £64,000 with uniform business rates payable of £15,036.50 for the year ending March 2018. It should be noted 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.

EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 47 within Band B. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on a new effectively full repairing and insuring lease for a term to be agreed at a commencing rental of **£57,500** per annum, exclusive of rates and VAT, with upward only 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 the counterpart lease, together with any Stamp Duty and VAT due thereon.

VIEWING

By arrangement with Millar Sandy's Stafford Offices or through the joint agents, HEB Property Consultants. Contact: Will Torr. Tel: 0115 979 3491.

The premises are offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/4033

21.09.2017