

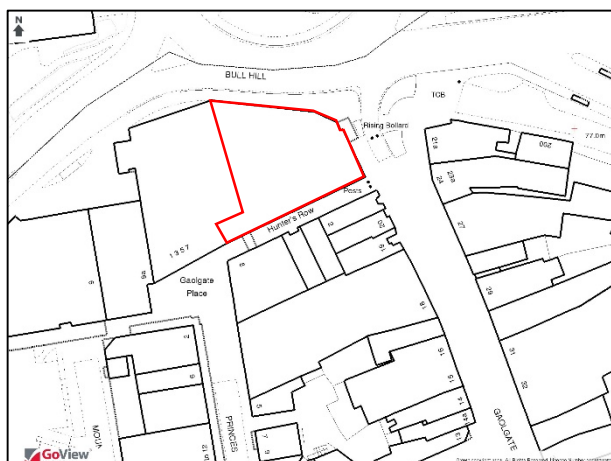


**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

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## Prominently Situated Leisure Premises/Offices To Let in Stafford Town Centre



- **Unit K, Hunters Row, Stafford, Staffordshire, ST16 2AD**
- 10,260 sq.ft. (953.15 sq.m.)
- Formerly used as a fitness centre
- Potential office use subject to planning consent
- Highly visible from approaches
- Available for immediate occupation
- Passenger lift access
- Nearby public car parking

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## LOCATION

The premises form part of the Gaolgate Place development at the northern end of the town centre's main shopping thoroughfare between the junctions with Gaolgate Street and Princes Street and overlook a major traffic gyratory forming part of the Queensway inner relief road.

Stafford is strategically located at the heart of the country and benefits from excellent communications links with Junctions 13 and 14 of the M6 Motorway approximately three and two miles distant respectively. These provide access to Manchester and the north-west, London and the south-east by way of the M1 link and Bristol and the south-west through its connection with the M5. The town's main line station provides intercity connections throughout the national rail network.

## DESCRIPTION

The premises form part of a two-storey rental development and provide a ground floor entrance and lobby area with extensive accommodation at first floor level accessed by way of a passenger lift.

The floor space is carpeted with suspended fluorescent lighting and has until recently been used as a fitness centre but may be of particular interest to those commercial and professional users requiring conveniently located town centre office or leisure space enjoying the benefit of good public access.

## 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	Entrance lobby leading to office and lift.	705	65.49
FIRST	Open-plan area with two partitioned offices, meeting room, plant room, WC and shower facilities.	9,465	879.29
	<b>TOTAL NET FLOOR AREA</b>	<b>10,170</b>	<b>944.78</b>
EXTERNAL service yard at rear with corridor access to a goods lift.			

## SERVICES

All mains services are connected. Air-conditioning is fitted.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the premises is £60,000 with an estimated uniform business rates payable of £28,740 for the year ending in March 2018. Please note 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 67 in Band C. A full certificate with recommendations will be provided on request.

## TERMS

The premises are available on a new internal repairing lease for a term to be agreed at a rental of **£67,500** per annum exclusive of rates and VAT with upward only reviews to be at five yearly intervals. An apportioned service charge is levied by the landlord to cover the cost of the maintenance of the exterior of the property, buildings insurance and the cleaning, lighting, heating and maintenance of the common internal areas.

## 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/4043**

19.02.2018