

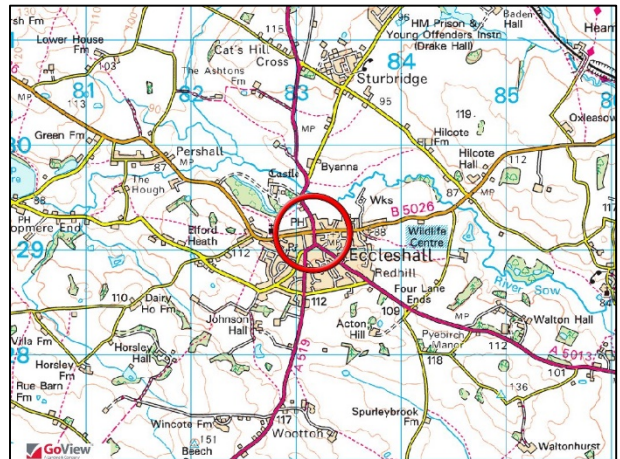
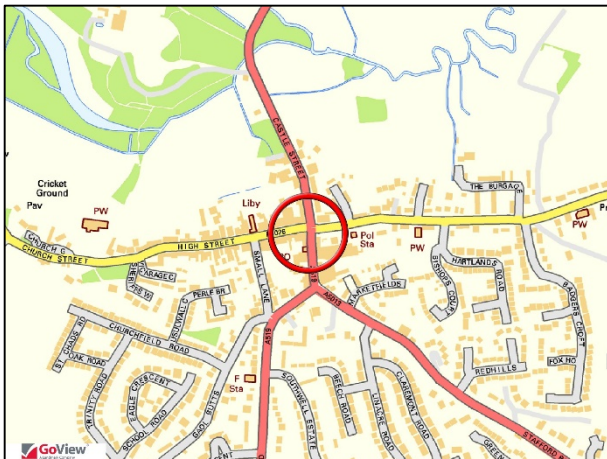


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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www.millarsandy.com

Prominently Situated Commercial Premises To Let in Eccleshall, Stafford



- **No. 2c Stafford Street, Eccleshall, Stafford, Staffordshire, ST21 6BH**
- **460 sq.ft. (42.73 sq.m.)**
- **Central position**
- **Prominently situated**
- **Suitable for a variety of retail and non-retail purposes, subject to planning consent**
- **Opposite Co-operative Supermarket**

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LOCATION

The property is prominently situated in the centre of Eccleshall on the east side of Stafford Street close to its junction with High Street and with a number of well-established local retail traders in the immediate vicinity. The Co-operative Supermarket is immediately opposite.

DESCRIPTION

The property forms part of a two-storey building of brick and tile construction and provides a retail outlet used for a number of years as a bookmakers with a separately let flat at first floor level.

The accommodation consists of a sales area with a kitchen at the rear and would be suitable for a wide variety of retail trades or for a non-retail use subject to any planning consent required by the relevant local authority.

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

	DESCRIPTION	NET FLOOR AREA (SQ.FT.)	NET FLOOR AREA (SQ.M.)
GROUND FLOOR	Sales area	395	36.69
	Kitchen	65	6.03
	WC facility	-	-
	TOTAL NET FLOOR AREA	460	42.72

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 £6,100, and subject to certain qualifying criteria, no uniform business rates will be payable for the year ending in March 2018. These details have been based on the information provided by the Valuation Office's website and Stafford Borough Council's Business Rates Department 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 ### within Band ##. 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 £6,150 per annum, exclusive of rates with upward only reviews to be at three yearly intervals. The apportioned costs of external maintenance, management and buildings insurance will be recovered by the landlord by way of a service charge. VAT is not applicable on the rental but may be on the service charge element.

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/4049**

09.01.2018