



MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

BY INSTRUCTIONS OF AJW PROPERTIES

Prominently Situated First Floor Office Suite To Let in Stafford



• Nos. 13-15 Greyfriars, Stafford, Staffordshire, ST16 2RG.

- 1,800 sq.ft. (167.22 sq.m.)
- Centrally heated accommodation
- Main road position with on-site car parking
- Suitable for alternative uses subject to planning consent
- Previously partly used for gym purposes
- Rates free from April 2017, subject to tenant qualification

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

TEL: 01785 244400 FAX: 01785 244901

mailbox@millarsandy.com www.millarsandy.com

LOCATION

The premises are prominently situated at Greyfriars on the west side of the A34 Foregate Street approximately three quarters of a mile north from Stafford Town Centre, about one mile from Junction 14 of the M6 Motorway and close to branches of a number of national out-of-town retailers including WICKES, LIDL, HALFORDS, LEX AUTOCENTRES, NATIONAL TYRE SERVICE, SCREWFIX, CURRYS, DUNELM and THE RANGE.

DESCRIPTION

The premises form the first floor of a two-storey flat-roofed building, the ground floor of which is separately occupied as a carpet showroom and exercise studio. The accommodation is self-contained with its own access from Foregate Street and has been partitioned to provide attractive centrally heated partitioned office space, part of which has been used for exercise purposes, with the benefit of two car parking spaces at the rear.

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

FLOOR	DESCRIPTION	GROSS FLOOR AREA (SQ.FT.)	GROSS FLOOR AREA (SQ.M.)
GROUND	Entrance	-	-
FIRST	Office suite providing partitioned and open-plan areas with toilet and kitchen facilities.	1,800	1,800
TOTAL NET FLOOR AREA		1,800	167.22
EXTERNAL tarmacadam surfaced car parking area at rear providing two spaces with barrier secured vehicular access from Greyfriars Place.			

SERVICES

All mains services are connected. The premises are centrally-heated by hot water radiators fed by a Biasi gas-fired boiler.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the premises is £11,250 with no uniform business rates payable for the year ending in March 2018 subject to the occupier satisfying certain qualifying criteria. 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 the local rating authority 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 property is available on a new full repairing lease for a term to be agreed at a commencing rental of **£12,500** per annum exclusive of rates, and VAT if applicable, with upward only reviews to be at three yearly intervals. The landlord will insure the premises and then recharge the tenant the 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/4054

22/02/18