

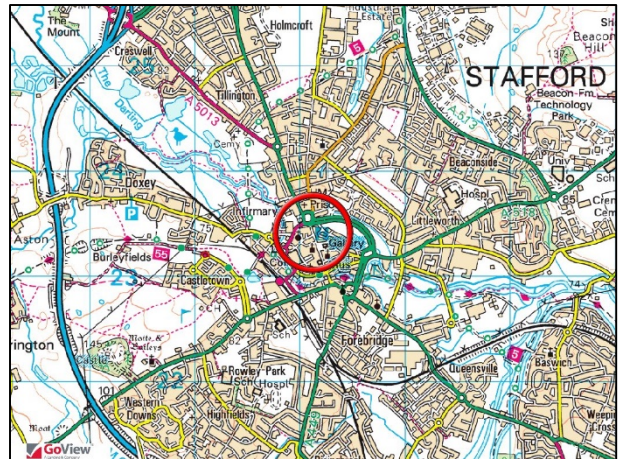
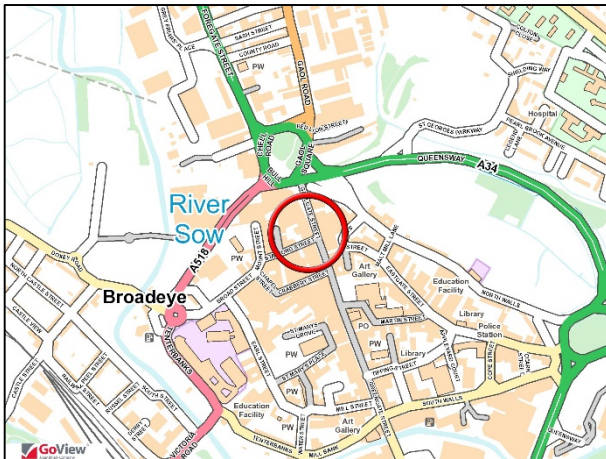


**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

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www.millarsandy.com

## Prime Retail Unit To Let in Stafford Town Centre



- **No. 14 Gaolgate Street, Stafford, Staffordshire, ST16 2BQ.**
- **1,010 sq.ft. (93.90 sq.m.)**
- **Close to Ryman, H Samuel, Costa Coffee, Milletts, Edinburgh Woollen Mill, Trespass, Sports Direct and Costa Coffee**
- **Prominent trading position**
- **Rear servicing**
- **Prime location**

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## LOCATION

The property occupies a prime trading position in Stafford Town Centre and lies on the west side of the pedestrianised Gaolgate Street close to its junction with Stafford Street. Branches of COSTA COFFEE, RYMAN, MILLETTS, EDINBURGH WOOLLEN MILL, TRESPASS, H SAMUEL and SPORTS DIRECT are located in the immediate vicinity.

## DESCRIPTION

The property comprises a three-storey building of brick and tile construction providing retail space on the ground floor with the two upper levels to be separately let as flats and with the benefit of rear servicing access.

The premises provide a rectangular sales area with an aluminium and glazed shop front fitted, have been used for some years for the sale of fashion accessories and would be suitable for a wide variety of alternative retail and non-retail trades 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		IMPERIAL	METRIC
Ground	Gross Frontage	20ft. 0ins.	6.10m.
	Net Frontage	17ft. 8ins.	5.40m.
	Shop Depth	54ft. 7ins.	16.65m.
	Built Depth	71ft. 10ins.	21.90m.
	<b>NET SALES AREA</b>	<b>846 SQ.FT.</b>	<b>78.60 SQ.M.</b>
	Ancillary	165 sq.ft.	15.30 sq.m.
	Male and Female WC facilities	-	-
Basement	Storage	-	-
	<b>TOTAL NET FLOOR AREA</b>	<b>1,010 SQ.FT.</b>	<b>93.90 SQ.M.</b>
External	Rear servicing with vehicular access from Stafford Street.		

## 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 currently being appealed.

## EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 105 within Band E. A full certificate with recommendations will be provided on request.

## TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed at a commencing rental of **£26,000** 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 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/4057

12.08.2018