

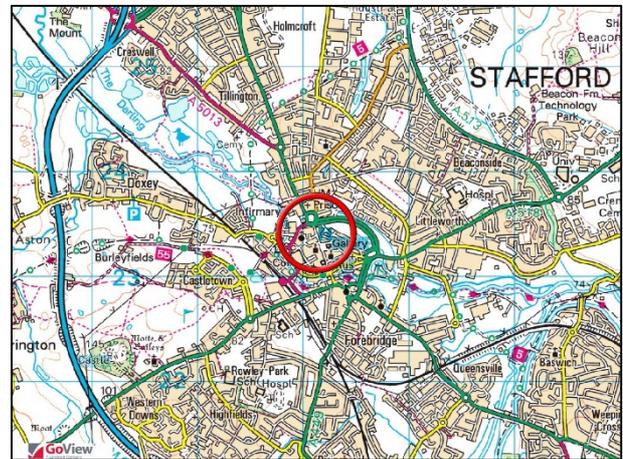
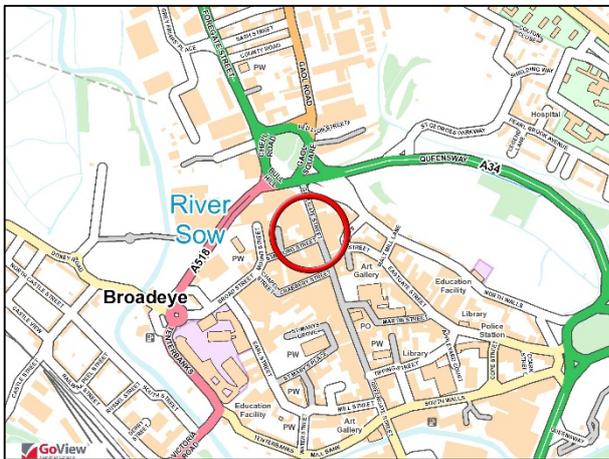


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

Prime Retail Unit To Let in Stafford Town Centre



- **Nos. 15-16 Gaolgate Street, Stafford, Staffordshire, ST16 2BQ.**
- **7,465 sq.ft. (739.93 sq.m.)**
- **Close to Ryman, H Samuel, Costa Coffee, Milletts, Edinburgh Woollen Mill, Tresspass, Sports Direct and Costa Coffee**
- **Prominent trading position**
- **Rear servicing and staff parking**
- **Prime location**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

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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 further retail, stockroom and ancillary areas on the two upper levels and basement and benefits from 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 fashionwear 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	-	-
	Net Frontage	-	-
	Shop Depth	-	-
	Built Depth	-	-
	NET SALES AREA	3,835 SQ.FT.	356.27 SQ.M.
First	Sales, changing room, storage and office areas	2,220 sq.ft.	206.23 sq.m.
Second	Storage area	1,910 sq.ft.	177.43 sq.m.
Basement	Storage area	-	-
	TOTAL NET FLOOR AREA	7,465 SQ.FT.	739.93 SQ.M.
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 to be re-assessed.

EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 75 within Band C. 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 **£29,500** 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 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/4060

08.03.2018