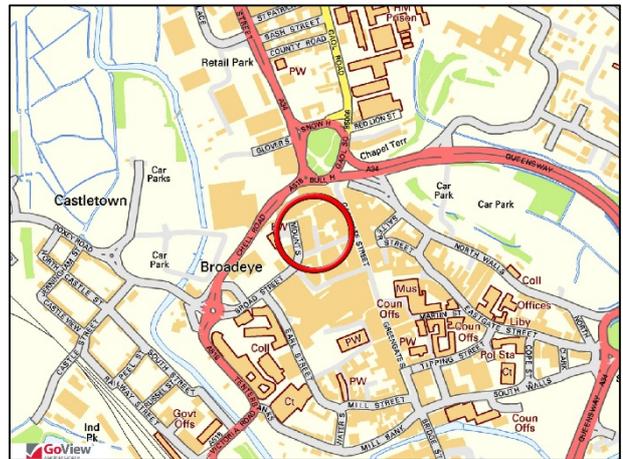




Retail Unit To Let in Stafford Town Centre



- **Nos. 14-16 Stafford Street, Stafford, Staffordshire, ST16 2BP**
- **1,065 sq.ft. (98.93 sq.m.)**
- **Available for immediate occupation**
- **Just off main shopping thoroughfare**
- **Close to Sports Direct, Argos and Home Bargains**
- **Near to Milletts, Iceland and British Heart**
- **Suitable for a variety of trades**

LOCATION

The property occupies a secondary trading position in Stafford town centre just off the main shopping thoroughfare and is situated on the north side of the pedestrianised Stafford Street between its junctions with Princes Street and Gaolgate Street.

Branches of multiple retailers in this northern part of the town centre include SPORTS DIRECT, ARGOS, HOME BARGAINS, ICELAND, BRITISH HEART, MILLETTS, RYMAN, H SAMUEL and PEACOCKS.

DESCRIPTION

The premises form part of a three-storey retail and office development and provide a large ground floor sales area with an extensive aluminium and glazed frontage along with the benefit of rear servicing access.

The property has previously been used for the sale of ladies fashionwear but would be equally suitable for a wide variety of alternative trades or possibly for a non-retail usage 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	DESCRIPTION	IMPERIAL	METRIC
GROUND	Gross Frontage	35ft. 3ins.	10.74m.
	Net Frontage	33ft. 5ins.	10.19m.
	Width	33ft. 5ins.	10.19m.
	TOTAL NET FLOOR AREA	1,065 sq.ft.	98.93 sq.m.

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 £25,750 with uniform business rates payable of £12,360 for the year ending March 2019. 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. Transitional relief provisions may apply in this case.

EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 69 in Band C. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on a new full repairing lease for a term to be agreed at a rental of **£15,000** per annum exclusive of rates and VAT with upward only reviews to be at five yearly intervals. The landlord will insure the building and then recharge the tenant the appropriate cost thereof. A service charge also applies.

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/4061

12.06.2018