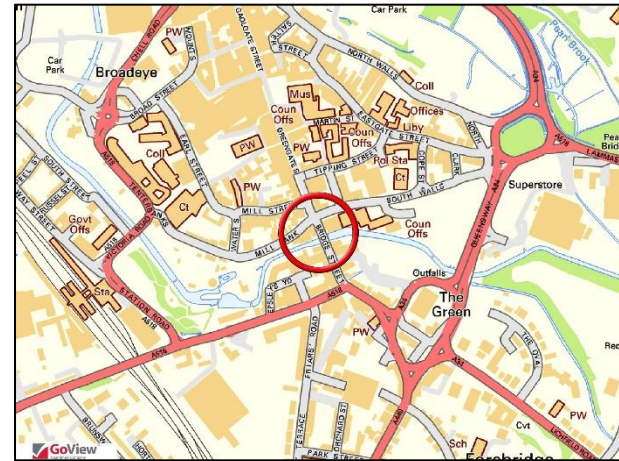
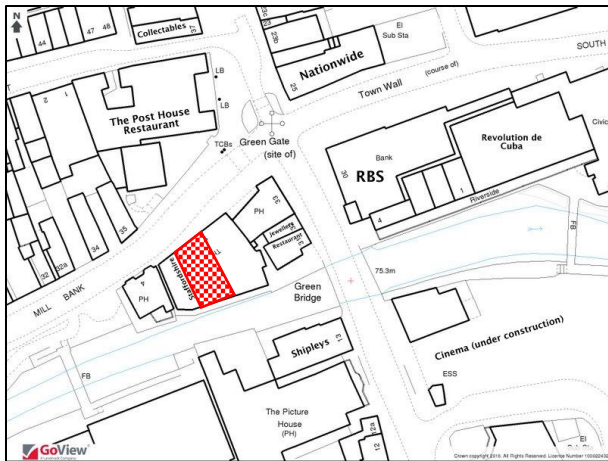




BY INSTRUCTIONS OF RIVERWAY PROPERTY COMPANY LIMITED

**Retail/Office Unit
To Let
in Stafford
Town Centre**



- **Unit No. 1, The Mills, Mill Bank, Stafford, Staffordshire, ST16 2QZ**
- **1,340 sq.ft. (124.49 sq.m.)**
- **Formerly used for newspaper office purposes with A2 consent**
- **Early availability**
- **Rear terrace feature overlooking the river**
- **Suitable for a variety of retail and non-retail trades subject to planning consent where appropriate**

LOCATION

The premises are situated in Stafford town centre on the south side of Mill Bank between its junctions with Greengate Street, Bridge Street and South Walls. Adjacent to THE LITTLE DESSERT SHOP and close to a major branch of THE ROYAL BANK OF SCOTLAND and LADBROKES. The Mills is also positioned on the town's main leisure circuit with nationally known licensed operators including JD WETHERSPOON and REVOLUTION DE CUBA nearby.

A new leisure development is currently under construction in the vicinity and will provide a five screen multiplex cinema due to open in late 2018/early 2019 along with several restaurant operators, including NANDO'S, ZIZZI and FRANKIE & BENNY'S. The new Riverside shopping centre is also a short distance away and retailers with space there include PRIMARK, MARKS & SPENCER, GAP, H & M, VISION EXPRESS, ACCESSORIZE and OUTFIT among others.

DESCRIPTION

The Mills is a three-storey brick and tile development providing two retail units on the ground floor with aluminium and glazed shop fronts fitted and separately accessed apartments on the upper levels.

Unit No. 1 has been used for a number of years as a local newspaper office but has now become surplus to operational requirements and would be suitable for a wide variety of alternative office or retail purposes or for another non-retail use subject to any required planning consent.

The premises are air-conditioned, have been partitioned internally to provide separate carpeted offices, have a suspended ceiling with recessed lighting fitted and include a refreshment point.

The availability of the unit offers an ideal opportunity for an office user needing a high profile presence and good public access or a retailer to acquire a town centre presence that has been boosted as a trading pitch by new retail and leisure schemes drawing interest to the southern end of the town centre.

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

FLOOR	DESCRIPTION	IMPERIAL	METRIC
GROUND	Gross Frontage	27ft.6ins.	8.38m.
	Net Frontage	18ft.8ins.	5.73m.
	Maximum Depth	62ft.0ins.	18.90m.
	Partitioned offices, and refreshment point. Male and female WC facilities	1,340 sq.ft. -	124.49 sq.m. -
TOTAL NET FLOOR AREA		1,340 sq.ft.	124.49 sq.m.
EXTERNAL rear terraced area.			

SERVICES

Mains water, electricity and drainage are connected. Air-conditioning is fitted.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property is £20,000 with uniform business rates payable of £9,800 for the year commencing March 2018. These details have been based on the information provided by the Valuation Office's website 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 96 in Band D. 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 **£19,500** 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 recharged service charge provision also applies to cover the cost of external maintenance, repair and management.

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/4072 03/05/18