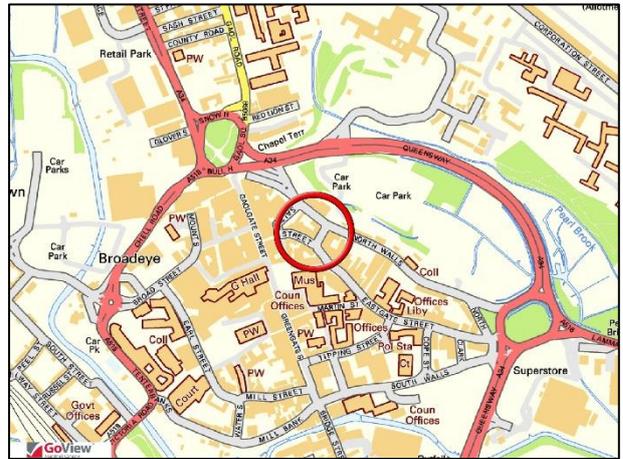
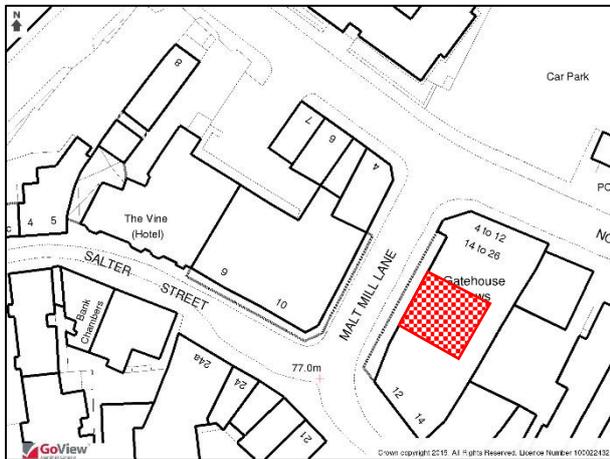




BY INSTRUCTIONS OF WOODMATECH LIMITED

## Retail Premises To Let in Stafford Town Centre



- **Nos. 2 & 3 Gatehouse Mews, Maltmill Lane, Stafford, Staffordshire, ST16 2JT**
- **845 - 1,690 sq.ft. (78.50 - 157.00 sq.m.)**
- **Offered as one unit or two separate smaller units as originally designed**
- **Suitable for a variety of retail or non-retail uses**
- **Colonnaded frontage**
- **Close to large free car park (two hours limited stay)**
- **New Aldi and B & M stores nearby**

## LOCATION

The property is situated in a secondary trading position in Stafford town centre on the east side of Maltmill Lane between its junctions with Salter Street and North Walls. The Kingsmead Retail Park is close by with a new Aldi supermarket and B&M discount store represented, a McDonalds restaurant to be constructed and the benefit of free car parking limited to two hours.

## DESCRIPTION

The premises form part of a three-storey flat-roofed rendered brick development of retail units with apartments above and provide a sales area on the ground floor with an aluminium framed display window fronting a covered walkway.

The space has most recently been used as a convenience store and has been fitted with tiled flooring and suspended ceiling with recessed lighting along with a partitioned stock area at the back but would be suitable for a wide variety of trades and possibly for non-retail use subject to any planning consent considered appropriate by the relevant local authority.

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

UNIT NO.	DESCRIPTION	NET FLOOR AREA (SQ.FT.)	NET FLOOR AREA (SQ.M.)
2	Sales area Staffroom WC facility	NOW LET	NOW LET
3	Sales area Staffroom WC facility	775 70 -	72.00 6.50 -
<b>TOTAL NET FLOOR AREA</b>		<b>845</b>	<b>78.50</b>
Rear corridor leading to shared loading area with access from North Walls.			

## 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 has been assessed at £22,250 with uniform business rates payable of £10,680 for the year ending in March 2019. Please note that transitional relief provisions may apply in this case and that the rates payable figure may be higher or lower as a consequence. 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. In the event of the property being divided to provide two separate shops, the rateable values are anticipated to fall below £12,000 per unit and thereby rates free subject to certain occupier qualifying criteria.

## EPC

The Energy Performance Certificate issued for No. 3 indicates an Asset Rating of 52 within Band C. 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 commencing rental of **£9,950** per annum, exclusive of uniform business rates, with upward only reviews to be at three yearly intervals. The landlord will maintain the exterior and insure the building and then recharge the tenant the apportioned cost thereof. A service charge to cover the cost of the cleaning and lighting of the common areas will apply. VAT will be applicable on the rental and service charge figures.

## 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/4077**

23.06.2018

Revd. 10.05.19

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