



Retail Premises To Let in Stafford Town Centre



- **No. 13 Mill Street, Stafford, Staffordshire, ST16 2AJ**
- **465 sq.ft. (43.19 sq.m.)**
- **Popular secondary trading location**
- **Suitable for a variety of retail and non-retail uses including A1(Retail), A2 (Professional and Financial Services) and A3 (Restaurants & Cafés)**
- **Competitive rental**
- **Rates free subject to tenant qualification**

LOCATION

The property is situated in Stafford town centre on the south side of Mill Street between its junctions with Greengate Street and Water Street. Mill Street is a popular shopping thoroughfare occupied by a number of locally well-known traders including BLACKS MENSWEAR, PARKERS OF STAFFORD and PETER ROGERS (PHOTOGRAPHIC).

DESCRIPTION

The property is of two-storey brick and tile construction, forms part of a terrace of shops and provides retail space at ground floor level with a timber and glazed frontage. Additional accommodation on the first floor affords either a further sales area or an ancillary storage facility.

The premises have most recently been used for the sale of menswear but would be suitable for a wide variety of alternative non-retail or retailing purposes including under permitted development planning rules for professional, financial services and café/restaurant.

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

FLOOR	DESCRIPTION	NET FLOOR AREA (SQ.FT.)	NET FLOOR AREA (SQ.M.)
GROUND	Retail area	235	21.83
FIRST	Storage	230	21.36
TOTAL NET FLOOR AREA		465	43.19
EXTERNAL single-storey brick and cement sheet-roofed outbuilding providing a store and a single WC facility.			

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 £5,400, and subject to certain qualifying criteria, no uniform business rates will be payable for the year ending in March 2019. These details have been based on the information provided by the Valuation Office's website and Stafford Borough Council's Business Rates Department 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 ### within Band ###. 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 commencing rental of **£6,000** per annum exclusive of rates with upward only reviews to be at three yearly intervals. VAT is not applicable in this instance. The landlord will insure the property and then recharge the tenant the cost thereof.

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 property is offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/4082

06.09.2018