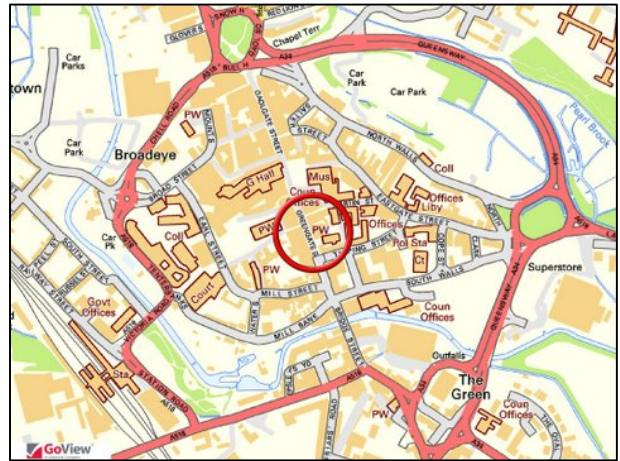
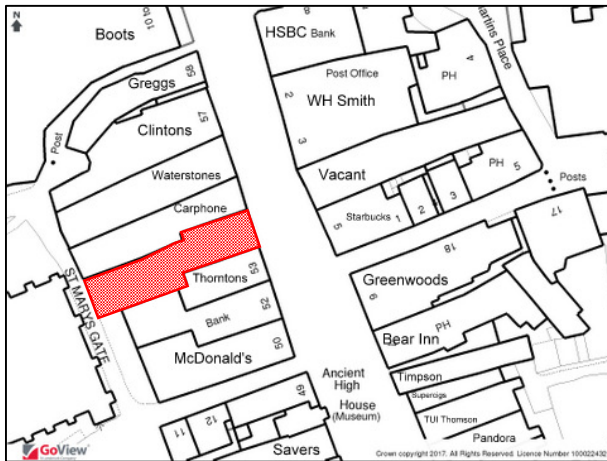




BY INSTRUCTIONS OF BDS PROPERTIES (UK) LIMITED

Retail Premises To Let in Stafford Town Centre



• Nos. 54/54a Greengate Street, Stafford, Staffordshire, ST16 2HP

- 1,650 sq.ft. (153.28 sq.m.)
- Retail area of 570 sq.ft. (52.95 sq.m.)
- Suitable for a variety of trades subject to planning permission
- Opposite Pandora
- TUI, McDonalds, Thorntons and Savers close by
- Prime trading location
- Staff car parking at rear

LOCATION

The property is prominently situated in Stafford town centre on the west side of the pedestrianised Greengate Street, between its junctions with Market Square and St Mary's Passage and between CARPHONE WAREHOUSE and THORNTONS. Branches of BOOTS, MCDONALDS, SAVERS, STARBUCKS, CLINTONS, TIMPSON, W H SMITH, and WATERSTONES are in the immediate vicinity.

DESCRIPTION

The property comprises a retail unit of three-storey brick and flat-roofed construction with a timber framed glazed shop front and provides a sales area on the ground floor together with ancillary stockroom and staff space at first and second floor levels.

The property was previously used as a branch of Thomas Cook for the provision of travel agency services and the availability of the premises offers an ideal opportunity for a retailer to acquire a main street presence along a part of the town's trading thoroughfare that has seen relatively little tenant turnover in recent years.

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

FLOOR	DESCRIPTION	IMPERIAL	METRIC
Ground	Gross Frontage	22ft. 8ins.	6.90m.
	Net Frontage	19ft. 9ins.	6.02m.
	Maximum Width	20ft. 8ins.	6.30m..
	NET SALES AREA	570 SQ.FT.	52.95 SQ.M.
First	Storage and staff	645 sq.ft.	59.92 sq.m.
Second	Storage	435 sq.ft.	40.41 sq.m.
Cellar	Storage	-	-
	TOTAL NET FLOOR AREA	1,650 SQ.FT.	153.28 SQ.M.
EXTERNAL	Enclosed yard with storage outbuilding with rear access from St Mary's Gate and staff car parking.		

SERVICES

Mains water, electricity and drainage are connected.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The premises are currently listed with a rateable value of £21,750 with an estimated uniform business rates payable of £10,722.75 per annum for the year ending in March 2019. Please note that the rates payable calculation may vary as a consequence of transitional relief provisions. 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 98 within Band D. 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 **£33,000** per annum, exclusive of rates, with upward only reviews to be at five yearly intervals. VAT is not applicable in this instance.

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/4085

03.09.2018

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