



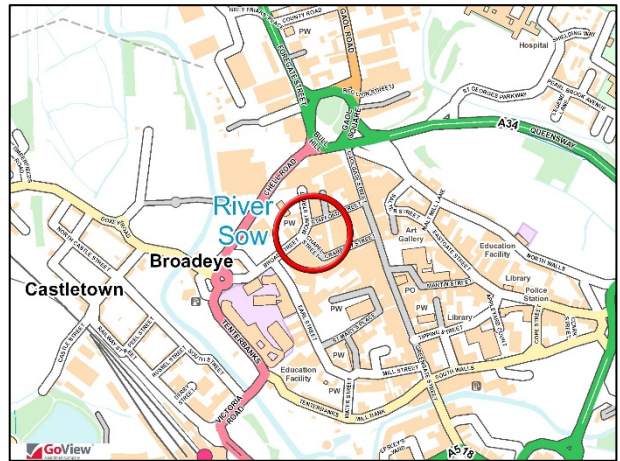
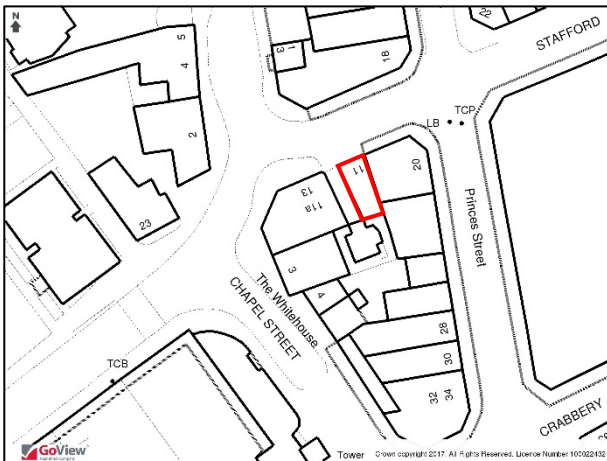
MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

BY INSTRUCTIONS OF AZ PROPERTY LIMITED

Retail Unit To Let in Stafford Town Centre



- **No. 11 Stafford Street, Stafford, Staffordshire, ST16 2BP**
- **975 sq.ft. (90.58 sq.m.)**
- **Central location**
- **Nearby public car parking**
- **Immediately available**
- **Competitive rental**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

TEL: 01785 244400 FAX: 01785 244901

mailbox@millarsandy.com www.millarsandy.com

LOCATION

The premises are situated in Stafford town centre close to the junction of Stafford Street and Chapel Street and with the Guildhall Shopping Centre and a Wilko store nearby.

DESCRIPTION

The premises form part of a three-storey brick and tile building providing four retail units on the ground floor with separately accessed office accommodation at first and second floor levels and is fitted with an aluminium and glazed shop front

The unit that has now become available is fitted with an aluminium and glazed shop front, suspended ceiling with recessed lighting and carpeting and was previously used as a charity shop but would be suitable for a wide variety of alternative retail purposes or 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)

FLOOR	DESCRIPTION	NET FLOOR AREA (SQ.FT.)	NET FLOOR AREA (SQ.M.)
GROUND	Retail area	755	70.14
	Stock room	180	16.72
	Kitchen	40	3.72
	WC	-	-
	TOTAL NET FLOOR AREA	975	90.58

SERVICES

Mains water, electricity and drainage are connected.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the premises is £13,750 with uniform business rates payable of £6,600 for the year ending March 2019. 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 76 within 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 **£9,950** per annum exclusive of rates and VAT with upward only reviews to be at three yearly intervals. An apportioned service charge is levied by the landlord to cover the cost of the maintenance of the exterior of the property and buildings insurance.

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/4113

27.02.19