

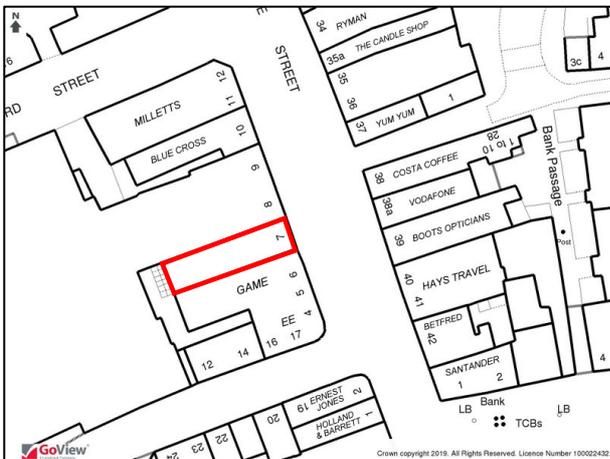


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

Prime Retail Unit To Let in Stafford Town Centre



- **No. 7 Gaolgate Street, Stafford, Staffordshire, ST16 2BQ.**
- **1,370 sq.ft. (127.28 sq.m.)**
- **Close to Ryman, H Samuel, Ernest Jones, EE, Game, Costa Coffee, Vodafone, Millets, Sports Direct, Hays Travel, Boots Opticians, Holland & Barrett and Santander**
- **Prominent trading position**
- **Prime location**
- **Rates free until April 2021**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

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LOCATION

The property occupies a prime trading position in Stafford Town Centre and lies on the west side of the pedestrianised Gaolgate Street between its junctions with Salter Street and Stafford Street. Branches of COSTA COFFEE, EE, GAME, BOOTS OPTICIANS, MILLETTS, RYMAN, VODAFONE, HAYS TRAVEL and other well-known national retailers are located in the immediate vicinity.

DESCRIPTION

The property forms part of a three storey building of brick and tile construction providing three retail units on the ground floor, the other two being let to Game and EE, with the two upper levels separately let as offices.

The premises provide a rectangular sales area with an aluminium and glazed shop front fitted, have been used for some years for the sale of bakery products and would be suitable for a wide variety of alternative retail and non-retail trades 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	IMPERIAL	METRIC
Ground	Gross Frontage	19ft. 2ins.	5.85m.
	Net Frontage	17ft. 10ins.	5.46m.
	Shop Depth	79ft.	24.08m.
	NET SALES AREA	1,170 SQ.FT.	108.70 SQ.M.
	Ancillary	200 sq.ft.	18.58 sq.m.
	TOTAL NET FLOOR AREA	1,370 SQ.FT.	127.28 SQ.M.

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 £32,750 with an estimated uniform business rates payable of £16,342 for the year ending in March 2021. 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. The property is, in any event, free of rates payable until April 2021.

EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 105 within Band E. 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 **£17,500** per annum, exclusive of rates and VAT, with upward only reviews to be at five yearly intervals.

LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the preparation of the lease and counterpart lease, together with any Stamp Duty and VAT due thereon.

VIEWING

By arrangement with the Millar Sandy's Stafford Offices or through the joint agents, Louis Taylor. Contact: Ian Cotterill. Tel: 01782 260222.

The premises are offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/4118

05.06.2020