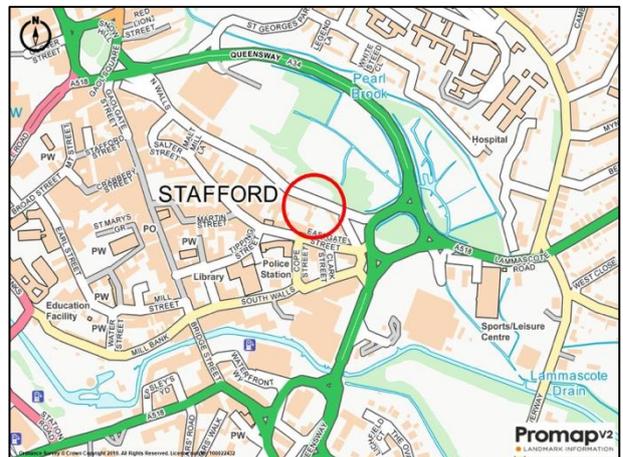
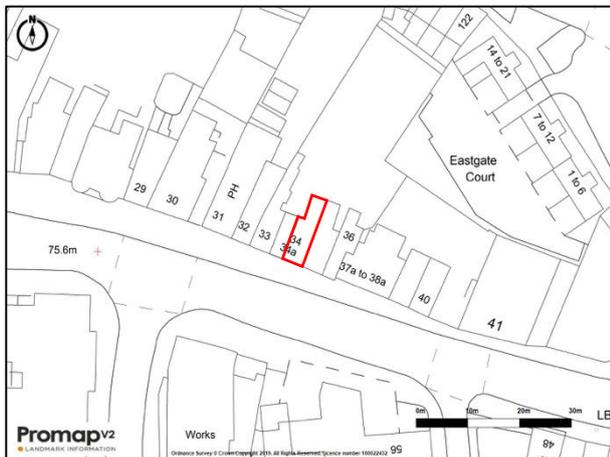




BY INSTRUCTIONS OF WOODMATECH LIMITED

Retail Premises To Let in Stafford Town Centre



- **No. 34a Eastgate Street, Stafford, Staffordshire, ST16 2LZ**
- **350 sq.ft. (32.52 sq.m.)**
- **On-site car parking space at rear**
- **Suitable for a variety of retail or non-retail uses**
- **Available for early occupation**
- **Rates free from April 2019, subject to tenant qualifying criteria**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

TEL: 01785 244400 FAX: 01785 244901

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LOCATION

The property is situated in Stafford Town Centre on the north side of Eastgate Street, between its junctions with Cope Street and Clarke Street in an area dominated by commercial users and close to the entrance to the Riverside Shopping Development where Primark, Marks & Spencer and a number of other well-known national retailers are represented.

DESCRIPTION

The property comprises part of a two-storey brick and tile building providing a group of four retail units, the others being used as a haberdashery shop and by an accountancy practice incorporating offices above.

The subject premises have been used as a hairdressers for a number of years and provide a retail area with a partitioned rear section. The accommodation would be suitable for a wide variety of 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 including partitioned rear area WC facility	350 -	32.52 -
	TOTAL NET FLOOR AREA	350	32.52
EXTERNAL surfaced car parking at the rear providing one staff space.			

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 £3,700 with no uniform business rates payable for the year ending March 2019 subject to certain qualifying criteria. 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 89 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 **£5,950** per annum exclusive of rates and VAT with upward only reviews to be at three yearly intervals. The landlord will insure the property and maintain the exterior and then recover the cost from the tenant.

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/4124

30.04.2019

Rev'd. 10.05.2019