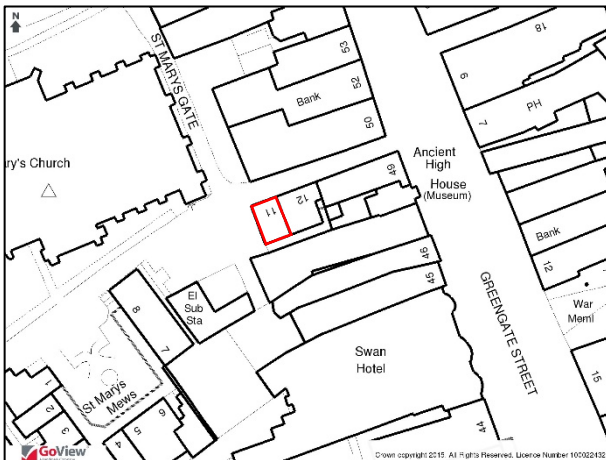




## Retail Premises For Sale or To Let in Stafford Town Centre



- **No. 11 St Mary's Gate, Stafford, Staffordshire, ST16 2AS**
- **480 sq.ft. (44.59 sq.m.)**
- **Close to McDonald's**
- **Central location**
- **Rare opportunity to purchase a town centre freehold**
- **Investment opportunity**
- **Rates free from March 2020 (subject to criteria)**

## LOCATION

The property is situated in Stafford town centre on the south side of St Mary's Gate just off Greengate Street, adjacent to MR SIMMS OLD SWEETE SHOP and opposite MCDONALD'S side frontage. St Mary's Gate is a short trading stretch linking Greengate Street, a major part of the main shopping thoroughfare, to the Grade I listed St Mary's Church and surrounding retailing.

## DESCRIPTION

The premises comprise one of a pair of retail units located at the rear of the 16<sup>th</sup> Century Ancient High House and are of two-storey brick and tile construction with the ground floor enlarged at the rear by way of a flat-roofed extension and provide retail space with ancillary accommodation above.

Previous uses include body art studio and the sale of computer games and software but the premises would be suitable for a wide variety of alternative retail trades, or possibly for a non-retail purpose subject to the appropriate consent being granted by the relevant local planning authority, and their availability offers a rare opportunity to acquire a town centre freehold with the option of leasing if preferred.

**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	325	30.21
FIRST	Office/Stockroom WC facility	155 -	14.40 -
	<b>TOTAL NET FLOOR AREA</b>	<b>480</b>	<b>44.61</b>

## SERVICES

Mains water, electricity and drainage are connected.

## ASSESSMENTS

The local rating authority is Stafford Borough Council. The rateable value of the property is £8,100 with no uniform business rates scheduled to be payable for the year ending March 2021 subject to certain criteria. 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 116 within Band E. A full certificate with recommendations will be provided on request.

## TERMS

Offers in the region of **£125,000** are invited for the benefit of the freehold interest in the property. As an alternative, the owner is prepared to consider the leasing of the premises on a new full repairing and insuring basis at a rental of **£9,950** per annum with upward only reviews to be at three yearly intervals. VAT is not applicable in this instance.

## LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in any sale, or in the preparation of any lease or counterpart lease in the event of a letting, 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 unsold or unlet. Confirmation of the tenure will be provided by the vendor's solicitors as part of the pre-contract enquiry process.

## VACANT POSSESSION WILL BE GIVEN ON COMPLETION

## BP/4126

17.08.2020