



**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

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BY INSTRUCTIONS OF CADNANT PROPERTIES LIMITED

**Prime Located  
Restaurant Premises  
To Let  
in  
Stafford Town Centre**



• **No. 3 Market Place, Stafford, Staffordshire, ST16 2JH**

- 2,385 sq.ft. (221.56 sq.m.)
- Former Pizza Express restaurant
- Offered fully fitted out with equipment and seating
- Approximately ninety covers
- Overlooks Market Square piazza
- Grade II listed building
- Centrally located
- Fully licensed
- Full business rates relief up to April 2021

BANK CHAMBERS    SALTER STREET    STAFFORD    ST16 2JU

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## LOCATION

The property is prominently situated in Stafford town centre on the north side of Market Square between its junctions with Bank Passage and Gaolgate Street. Nationally known multiples in the vicinity include branches of SANTANDER, BARCLAYS, HSBC, LLOYDS, BOOTS, HOLLAND AND BARRATT, THE BODY SHOP and WH SMITH.

## DESCRIPTION

The premises form part of an impressive three-storey Grade II listed neo-classical revival style building with a Portland Stone façade enlarged by way of a flat-roofed extension with a domed rooflight at the rear and providing accommodation arranged on the ground and mezzanine floors.

The property was refurbished some years ago, having originally functioned as a branch of the National Westminster Bank, to provide a licensed Pizza Express restaurant with capacity for approximately ninety covers and is now offered as a fully fitted trading entity complete with cooking equipment including pizza ovens and furniture.

The availability therefore offers an ideal opportunity for a restaurateur to acquire a town centre presence in an attractive piazza setting with outside seating during business hours subject to the obtaining of the relevant pavement licence.

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

FLOOR	DESCRIPTION	IMPERIAL (sq.ft.)	METRIC (sq.m.)
GROUND	Restaurant seating, preparation and kitchen areas	1,500	139.35
	Male, female and disabled toilet facilities	-	-
MEZZANINE	Staff and ancillary areas including fitted cold rooms and toilets	560	52.02
CELLAR	Beer and wine storage	325	30.19
<b>TOTAL NET FLOOR AREA</b>		<b>2,385</b>	<b>221.56</b>
EXTERNAL gated yard area at rear for bin storage.			

## SERVICES

All mains services are connected. Air-conditioning is fitted.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The premises are currently listed with a rateable value of £37,750 with an estimated uniform business rates payable of £18,837.25 per annum for the year ending in March 2021. 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. As a temporary measure, the premises are free from the payment of business rates until April 2021.

## EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 81 within Band D. 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 **£37,500** per annum exclusive of rates with upward only reviews to be at five yearly intervals. The landlord will insure the property and then recharge the tenant the cost thereof. VAT is applicable in this case.

## FIXTURES, FITTINGS AND EQUIPMENT

The premises are being offered fully fitted with the fixtures, fittings and equipment, as seen, in place. The landlord will issue no warranty as to their fitness for purpose and will be under no obligation to service, repair or replace any of the items concerned during the term of the lease.

## 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/4154 19.11.2020**

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