

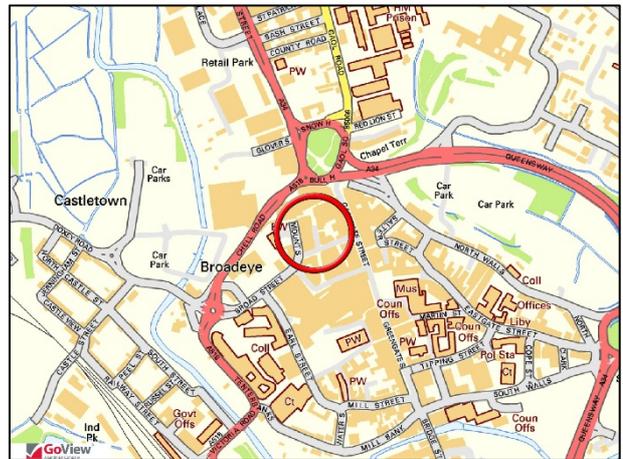


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

Retail Unit To Let in Stafford Town Centre



- **No. 22 Stafford Street, Stafford, Staffordshire, ST16 2BP**
- **585 sq.ft. (54.34 sq.m.)**
- **Available for immediate occupation**
- **Just off main shopping thoroughfare**
- **Close to Sports Direct, Home Bargains, Iceland and British Heart**
- **Corner position**
- **Frontages to Stafford Street and Princes Street**
- **Suitable for a variety of trades**
- **Rates free subject to tenant qualification**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

TEL: 01785 244400 FAX: 01785 244901

mailbox@millarsandy.com www.millarsandy.com

LOCATION

The property occupies a secondary corner trading position in Stafford town centre just off the main shopping thoroughfare and on the north side of the pedestrianised Stafford Street at its junction with Princes Street.

Branches of multiple retailers in this northern part of the town centre include SPORTS DIRECT, HOME BARGAINS, ICELAND and BRITISH HEART.

DESCRIPTION

The premises form part of a three-storey retail and office development and provide a large ground floor sales area with extensive aluminium and glazed frontages on two sides together with the benefit of rear servicing access.

The property has previously been used as a vaping shop but would be equally suitable for a wide variety of alternative trades or possibly for a non-retail usage 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	SQ.FT.	SQ.M.
GROUND	Retail area	535	49.70
	Kitchen	50	4.64
	WC facility	-	-
	TOTAL NET FLOOR AREA	585	54.34

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 is £12,000 with no uniform business rates payable subject to tenant qualification. These details have been based on the information provided by the Valuation Office's website and the local rating authority and should be double-checked by any party intending to enter into any commitment that relies on their accuracy. Transitional relief provisions may apply in this case.

EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 70 in Band C. 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 rental of **£9,950** per annum exclusive of rates and VAT with upward only reviews to be at five yearly intervals. The landlord will insure the building and then recharge the tenant the appropriate cost thereof. A service charge also applies.

LEGAL COSTS

A contribution from the ingoing tenant towards the landlord's legal costs incurred in the preparation of the lease and the counterpart lease will be required in this instance.

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/4160

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