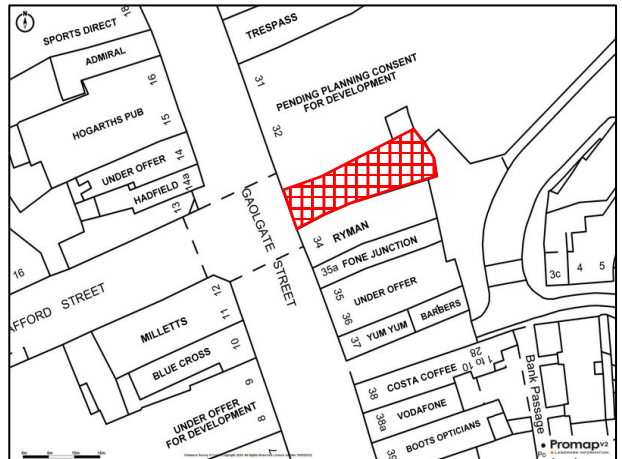




**Prime
Retail Unit
To Let
in
Stafford Town Centre**



- **No. 33 Gaolgate Street, Stafford, Staffordshire, ST16 2NT.**
- **2,355 sq.ft. (218.77 sq.m.)**
- **Retail area - 1,530 sq.ft. (142.13 sq.m.)**
- **Close to Ryman, Milletts, Blue Cross, Edinburgh Woollen Mill, Trespass, Costa Coffee, Game, EE, Vodafone and Boots Opticians**
- **Prominent trading position**
- **Rear servicing and parking**
- **Rates free until April 2021**

LOCATION

The property occupies a prime trading position in Stafford Town Centre and lies on the east side of the pedestrianised Gaolgate Street close to its junction with Salter Street. Branches of RYMAN, MILLETTS, EDINBURGH WOOLLEN MILL, CAFÉ NERO, SPECSAVERS, SPORTS DIRECT, TRESPASS, COSTA COFFEE, BOOTS OPTICIANS, GAME, EE and HAYS TRAVEL are located in the vicinity.

DESCRIPTION

The property comprises a two-storey building of brick and tile construction providing broadly rectangular-shaped retail space on the ground floor with an aluminium and glazed shop front fitted protected by an electrically-operated shutter door, stockroom and ancillary areas on the upper level and the benefit of rear servicing access through an enclosed yard.

The premises have been used for some years as a jewellers 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	26ft. 4ins.	8.02m.
	Net Frontage	22ft. 1ins.	6.73m.
	Average Width	23ft. 8ins.	7.21m.
	Shop Depth	67ft. 1ins.	20.45m.
	NET SALES AREA	1,530 SQ.FT.	142.13 SQ.M.
First	Storage, staff and toilet facilities	825 sq.ft.	76.64 sq.m.
	TOTAL NET FLOOR AREA	2,355 SQ.FT.	218.77 SQ.M.
EXTERNAL rear enclosed yardage surfaced in tarmacadam with vehicular access from Vine Street.			

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 £40,000 with uniform business rates payable of £19,960 for the year ending March 2021. It should be noted 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 the local authority 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 80 within Band D. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed at a commencing rental of **£15,000** 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 the counterpart lease, together with any Stamp Duty and VAT due thereon.

VIEWING

By arrangement with Millar Sandy's Stafford Office.

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/4168

06.09.2020