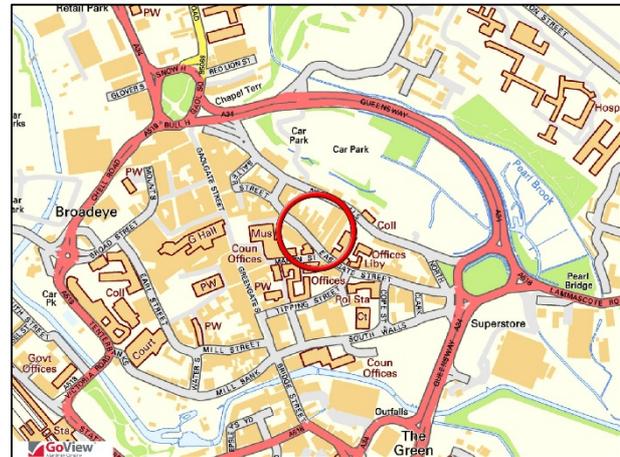
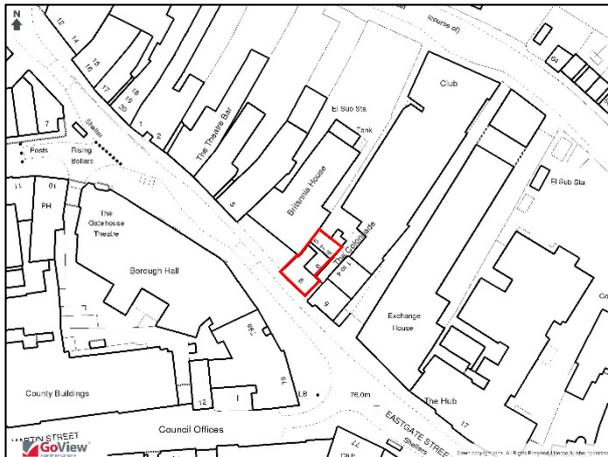




Prominently Situated Retail/Salon Premises To Let in Stafford Town Centre



- **No. 8 Eastgate Street, Stafford, Staffordshire, ST16 2NQ.**
- **Net retail floor area - 775 sq.ft. (72.00 sq.m.)**
- **Total net floor area - 2,125 sq.ft. (197.42 sq.m.)**
- **Existing planning consent for hairdressing salon**
- **Close to ALDI and B & M outlets**
- **Suitable for a variety of alternative retail or non-retail uses**

LOCATION

The property forms part of a retail and office development prominently situated in Stafford town centre on the north side of Eastgate Street, between its junctions with Martin Street and Market Street. The Kingsmead car park is located behind the property and has been redeveloped to provide an ALDI and B & M outlet with the public parking facility remaining.

DESCRIPTION

The premises form an attractive three-storey brick and tile building and provide a ground floor retail unit with substantial space on two upper floors with a secondary staircase access from the rear.

Previously used for hairdressing and other beauty treatment purposes the property would be suitable for a variety of alternative retail trades or for other 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	NET FLOOR AREA (SQ.FT.)	NET FLOOR AREA (SQ.M.)
GROUND	Salon/shop	750	69.68
	Refreshment point	25	2.32
	Male WC facility	-	-
	Female WC facility	-	-
	NET GROUND FLOOR AREA	775	72.00
LOWER FIRST	Waiting area	180	16.72
	Salon	230	21.37
UPPER FIRST	Staffroom	205	19.05
	Beauty room	250	23.23
SECOND	Room 1	255	23.69
	Room 2	215	19.97
	Store	15	1.39
	TOTAL NET FLOOR AREA	2,125	197.42
EXTERNAL access to the rear by way of The Colonnade walkway leading from the public car parks.			

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 £17,750 with uniform business rates payable of £8,520 for the year ending March 2019. 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 133 within Band F. 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 **£19,950** per annum exclusive of rates, and VAT if applicable, with upward only reviews to be at three yearly intervals. In addition to the rent, the tenant is to be responsible for the apportioned cost of insurance, building maintenance and the cleaning of the common ground floor access areas by way of a service charge.

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/3831

18.10.2018