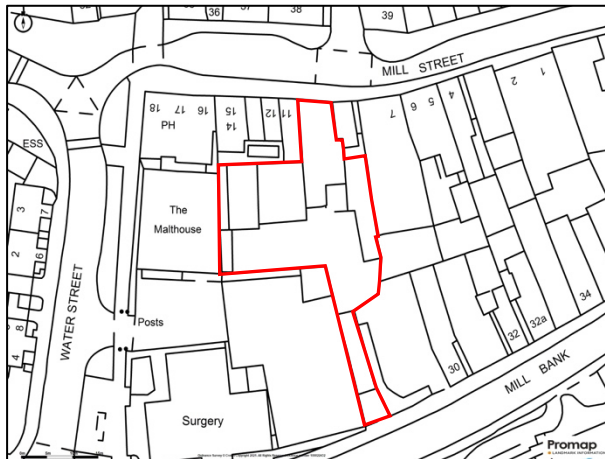




## Retail Premises with Warehousing To Let in Stafford Town Centre



- **No. 10 Mill Street, Stafford, Staffordshire, ST16 2AJ**
- **3,660 sq.ft. (340.00 sq.m.)**
- **Retail area - 1,120 sq.ft. (104.05 sq.m.)**
- **Popular secondary trading location**
- **Extensive warehousing and parking at rear**
- **Competitive rental**
- **Grade II listed frontage**

## LOCATION

The property is situated in Stafford town centre on the south side of Mill Street between its junctions with Greengate Street and Water Street. Mill Street is a popular shopping thoroughfare occupied by a number of locally well-known traders including BLACKS MENSWEAR, PARKERS OF STAFFORD and PETER ROGERS (PHOTOGRAPHIC) with the immediate area characterised by niche retailers and restaurant operators.

## DESCRIPTION

The property is of two-storey thatched construction at the front and dates originally from the 17<sup>th</sup> century. It is Grade II listed, forming part of an attractive street scene, and provides retail space at ground floor level with a timber and glazed display frontage and additional ancillary accommodation on the first floor.

A driveway from South Walls at the rear leads to an extensive area of surfaced parking, loading and outside storage space serving three separate warehouse buildings with varying eaves heights and metal roller shutter and timber door access points.

The premises were used for a number of years for greengrocery retail and wholesaling purposes but would be suitable for a wide variety of alternative retail and non-retail uses with the availability offering a unique opportunity to acquire a type of property that only appears infrequently on the market.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND (Front)	Retail area	1,120	104.05
FIRST (Front)	Six rooms, kitchen and toilet facility	780	72.46
GROUND (Rear)	Warehouse No. 1 including staffroom	670	62.24
	Warehouse No. 2 including toilet	275	25.54
	Warehouse No. 3	815	75.71
<b>TOTAL NET FLOOR AREA</b>		<b>3,660</b>	<b>340.00</b>

EXTERNAL driveway access from South Walls with two sets of security double swing gates. Parking and loading area surfaced in tarmacadam and concrete.

## 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 £16,500 with rates payable of £8,233.50 for the year ending in March 2022. These details have been based on the information provided by the Valuation Office's website and Stafford Borough Council's Business Rates Department and should be double-checked by any party intending to enter into any commitment that relies on their accuracy.

## EPC

As a listed building, the property does not require an Energy Performance Certificate.

## TERMS

The premises are available on a new full repairing lease for a term to be agreed at a commencing rental of **£15,000** per annum exclusive of rates with upward only reviews to be at three yearly intervals. The landlord will insure the property and then recharge the tenant the cost thereof.

## LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the preparation of the lease and counterpart lease, together with any Stamp Duty and VAT due thereon.

## VIEWING

By arrangement with the Agents' Stafford offices.

The property is offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

**BP/4082**

13.06.2021