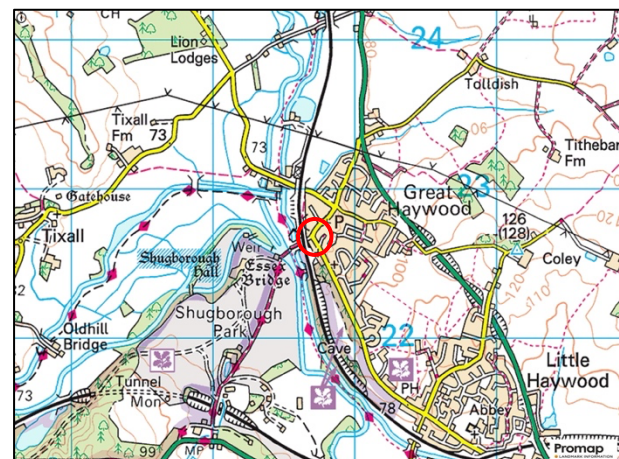
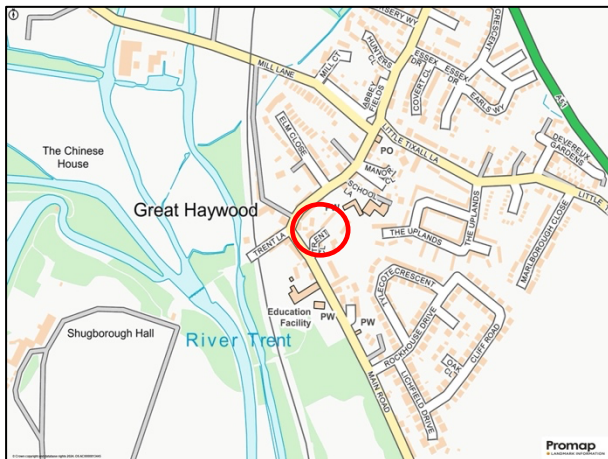
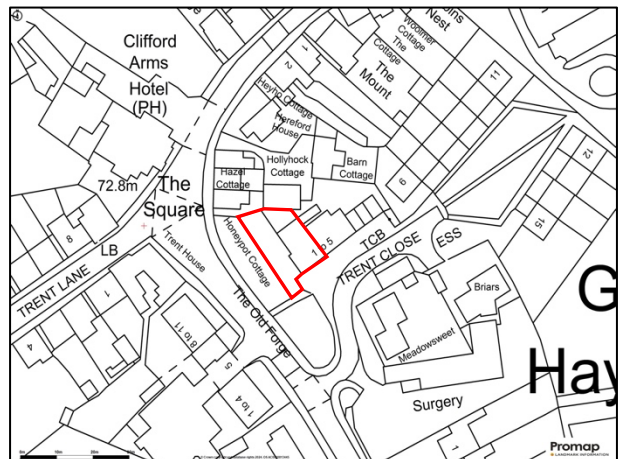




**Retail Premises with Flat
and Hot Food Takeaway Consent
To Let
in
Great Haywood
Stafford**



- **Nos. 1-2 Trent Close, Great Haywood, Stafford, Stafford, Staffordshire, ST18 0SS**
- **760 sq.ft. (70.60 sq.m.)**
- **Refurbished two-bedroomed flat included but can be excluded**
- **Unopposed village location**
- **Just off main road**
- **Forecourt parking**
- **Suitable for a variety of retail or non-retail uses subject to planning consent**
- **Business rates free subject to tenant qualification**

LOCATION

The property is prominently situated in the centre of Great Haywood just off the east side of Main Road between its junctions with Church View and The Square. The street scene is dominated by residential property with a doctor's surgery opposite and a pharmacy adjacent.

DESCRIPTION

The property comprises an upgraded two-storey building of brick and tile construction forming part of a block of two and provides extensive retail space at ground floor level with a timber and glazed shop front fitted, together with a separately accessed two-bedroomed flat above.

The residential accommodation has been recently refurbished to a high standard with a new kitchen and bathroom and double glazing installed.

The commercial part has in the past been used as a convenience store and now has the benefit of a planning consent for hot food takeaway use but would be suitable for a wide variety of other retail or non-retail trades subject to any planning permission required by the relevant local authority.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	Sales area	670	62.24
	Storeroom	140	13.00
	W.C. facility	-	-
	TOTAL NET COMMERCIAL FLOOR AREA	810	75.24
FIRST	Residential flat comprising lounge, kitchen, two bedrooms and bathroom/shower with WC.		
EXTERNAL forecourt car parking. Enclosed rear yard area.			

SERVICES

Mains water, electricity and drainage are connected. The residential flat is electrically heated.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the premises is £8,600 with no uniform business rates payable for the year ending March 2023 subject to certain tenant qualifying criteria. Council Tax applies to the residential part. 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 the commercial part of the property indicates an Asset Rating of 49 within Band B. The residential part has been rated at 40 within Band E. Full certificates with recommendations will be provided on request.

TOWN PLANNING

Planning Consent No. 20/32006/FUL, issued by Stafford Borough Council on the 23rd January 2023 applies and granted permission for a change of use from retail to a hot food takeaway with no onerous conditions attached but with the opening hours restricted to Monday to Sunday between the hours of 11.00am and 10.00pm.

TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed at a rental of **£19,500** 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. VAT is not applicable in this instance. If the residential part is not required by a commercial tenant, the landlord is prepared to consider leasing the flat separately.

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/4186

17.03.2024