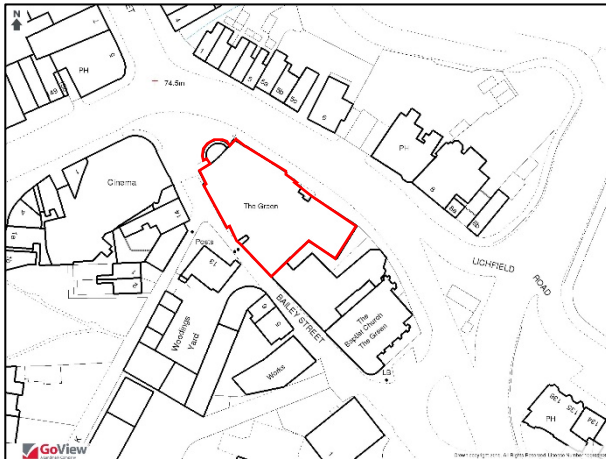




**Prominently Situated
Commercial Building
To Let
in Stafford
with Planning Consent for Bar/Restaurant Use**



- **The Old Library, Lichfield Road, Stafford, Staffordshire, ST17 4BJ**
- Total net floor area – 5,070 sq.ft. (470.99 sq.m.)
- Prominent town centre location
- Landmark Grade II listed building
- Planning consent for A3 (Restaurant and Cafes) use
- Close to Casa and Couture and Noir et Blanc Nightclubs
- Odeon Cinema, Wetherspoons (Picture House) and Revolution Bar nearby
- Requires fitting out.
- Generous incentives available

LOCATION

The property is prominently situated at the southern end of Stafford town centre at the junctions of the Lichfield Road with Bridge Street and Newport Road and in an area characterised by a mixture of retail and leisure uses. The premises are close to Wetherspoon's Picture House and Revolution Bars outlets and the Casa and the Couture and Noir et Blanc Nightclubs. A new leisure complex has been built in the vicinity and incorporates a multi-screen cinema together with various restaurant outlets with The Waterfront multi-storey car park forming part of the scheme.

DESCRIPTION

The Old Library, also known as The Green, is an imposing landmark Grade II listed building of two-storey brick construction with a striking portico entrance feature and was built in 1913 to provide the town's library, museum and art gallery, those functions having been relocated in 1999.

The property was last used for office purposes but would be suitable for a wide variety of alternative commercial purposes subject to the appropriate planning consent and might be of interest to licensed and leisure operators given its proximity to similar operations.

Planning permission for A3 (Restaurant and Cafes) use has been granted and has been implemented although extensive refurbishment and fitting out works are still required.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	Entrance Hall	-	-
	Public Areas	4,815	447.31
	Toilet areas	-	-
MEZZANINE	Proposed staffroom	255	23.68
BASEMENT	Cellarage	-	-
TOTAL NET FLOOR AREA		5,070	470.99

Yard area at rear with pedestrian access from Lichfield Road.

SERVICES

Mains water, electricity and drainage are connected. A gas supply is available.

TOWN PLANNING

Planning Consent No. 18/29664/LBC, issued by Stafford Borough Council on the 21st October 2019, applies and granted permission to develop a bar/restaurant with apartments above subject to a number of conditions and accordance with various plans, copies of which can be provided on request.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value has been assessed at £50,000 but this includes other areas of the building not subject to this proposed letting. The estimated rateable value of the available ground floor part is £32,500. 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

As a listed building, an EPC is understood to be not required in this instance.

TERMS

The premises are available on a new effectively full repairing and insuring lease at a rental of **£75,000** per annum exclusive of rates with upward only reviews to be at five yearly intervals. The landlord will insure the building and then recharge the tenant the cost thereof along with an apportioned service charge to cover the maintenance of the fabric. VAT is applicable in this instance.

LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the transaction, together with any Stamp Duty or VAT due thereon.

VIEWING

By arrangement with the Agent's Stafford offices.

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/3893

22.01.2024