



COMMERCIAL INDUSTRIAL PROPERTY CONSULTANTS

BY INSTRUCTIONS OF SANDHILL INVESTMENTS LIMITED

**PROMINENTLY SITUATED
RETAIL PREMISES
TO LET
IN
STAFFORD TOWN CENTRE**



- * TOTAL NET FLOOR AREA - 310 SQ.FT. (28.88 SQ.M.) *
- * EXISTING PLANNING CONSENT FOR HAND AND FOOT SPA *
- * SUITABLE FOR A VARIETY OF ALTERNATIVE RETAIL OR NON-RETAIL USES *
- * ATTRACTIVE HALF-TIMBERED BUILDING CLOSE TO PUBLIC CAR PARKING *

ADDRESS **SHOP NO. 2, NO. 9 EASTGATE STREET, STAFFORD, STAFFORDSHIRE.**

LOCATION The property is prominently situated in Stafford town centre on the north side of Eastgate Street, between its junctions with Martin Street and Market Street and close to the two North Walls public car parks which accommodate approximately 360 vehicles on a short and long-stay basis.

DESCRIPTION The premises form part of an attractive half-timbered two-storey brick and tile listed building and provide a ground floor lock-up retail unit previously used as a foot spa treatment centre but suitable for a variety of alternative retail purposes or for other non-retail use subject to any planning consent considered appropriate by the relevant Local Authority.

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

	DESCRIPTION	NET FLOOR AREA (SQ.FT.)	NET FLOOR AREA (SQ.M.)
GROUND FLOOR	Retail Area	280	26.01
	Kitchen	30	2.79
	WC facility	-	-
	TOTAL NET FLOOR AREA	310	28.88

SERVICES Mains water, electricity and drainage are connected. The premises are heated by electric convectors.

ASSESSMENTS Local Authority - Stafford Borough Council

The rateable value of the property is £6,700 with Uniform Business Rates payable of £3,155.70 for the year ending March 2014.

EPC The Energy Performance Certificate issued for this property indicates an Asset Rating of 89 within Band D. A full certificate with recommendations will be provided on request.

TOWN PLANNING Planning Consent No. 10/14700/COU, issued by Stafford Borough Council on the 15th March 2011, granted permission for change of use from Class A2 (Professional & Financial Services) to a foot and hand spa including utilising the Garra Rufa fish treatment.

TERMS The premises are available on a new internal repairing lease for a term to be agreed at a commencing rental of **£5,500** 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, with this to be dealt with by way of a service charge.

LEGAL COSTS All legal costs incurred in the preparation of the lease and the counterpart lease, together with any Stamp Duty and VAT due thereon are to be the responsibility of the ingoing tenant.

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/3794
17/02/14