



COMMERCIAL INDUSTRIAL PROPERTY CONSULTANTS

BY INSTRUCTIONS OF GREATREX LIMITED

FIRST FLOOR
OFFICE SUITE
TO LET
IN
STAFFORD
TOWN CENTRE



- * TOTAL NET FLOOR AREA - 570 SQ.FT. (52.95 SQ.M.) *
- * ATTRACTIVE REFURBISHED RETAIL AND OFFICE DEVELOPMENT *
- * CENTRAL LOCATION * HEATED * CARPETED * BEAM FEATURES *

ADDRESS SUITE NO. 2, ST MARY'S MEWS, ST MARY'S PLACE, STAFFORD, STAFFORDSHIRE, ST16 2AR.

LOCATION St Mary's Mews is situated in the town centre on the south side of St Mary's Place just off the main shopping thoroughfare, immediately opposite St Mary's Church and less than a quarter of a mile from Stafford's main-line railway station.

DESCRIPTION The premises comprise a first floor office suite forming part of a retail and office development created out of the sympathetic redevelopment of the Grade II listed Victorian former St. Mary's Schoolrooms, which also incorporates a restaurant, five retail units at ground floor level and two other first floor office suites.

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The accommodation is heated, carpeted, has original beam features and is likely to be of interest to users requiring a town centre presence in an attractive setting.

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

	DESCRIPTION	NET FLOOR AREA (SQ.FT.)	NET FLOOR AREA (SQ.M.)
FIRST FLOOR	Open plan office including refreshment point Shared male and female W.C. facilities	570	52.95
		-	-
	TOTAL NET FLOOR AREA	570	52.95

SERVICES Mains water, electricity and drainage are connected. The premises are heated by electric night storage radiators.

ASSESSMENTS Local Authority - Stafford Borough Council

The rateable value of the property £5,700 with uniform business rates payable of £2,747.40 for the year ending March 2015. The premises are currently 100% exempt from the payment of rates until April 2015 under the Small Business Rates Relief Scheme.

EPC As part of a listed building, an Energy Performance Certificate is not required in this instance.

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. An apportioned service charge is levied by the landlord to cover the cost of the cleaning of the common areas, external maintenance and the repair of the premises. The cost of insurance is recharged on an annual basis as a separate item.

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 incoming 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

NOTE The exterior photo incorporated within these particulars shows a view of the St Mary's Mews development taken from the Church and are not of the office suite itself.

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