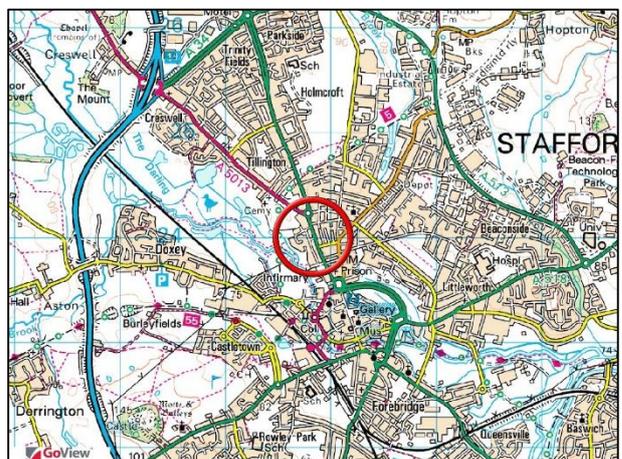
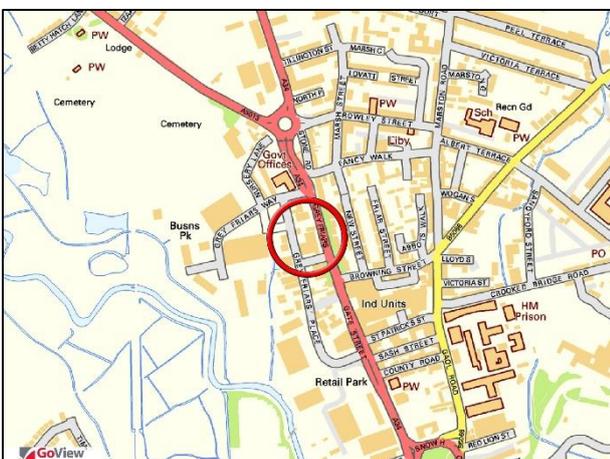




COMMERCIAL INDUSTRIAL PROPERTY CONSULTANTS

Prominently Situated Showroom/Leisure Premises To Let In Stafford



Nos. 17-19 Foregate Street, Stafford, Staffordshire, ST16 2SD

- 2,600 sq.ft. (241.55 sq.m.)
- Centrally heated accommodation
- Main road position with on-site car parking
- Suitable for alternative uses subject to planning permission

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LOCATION The property is prominently situated at Greyfriars on the west side of the A34 Foregate Street approximately three quarters of a mile north from Stafford Town Centre, about one mile from Junction 14 of the M6 Motorway and close to branches of a number of national out-of-town retailers including WICKES, LIDL, HALFORDS, LEX AUTOCENTRES, NATIONAL TYRE SERVICE, SCREWFIX, CURRYS and DUNELM.

DESCRIPTION The premises form part of a mainly two-storey building enlarged by way of a single-storey extension at the side and provide extensive partitioned accommodation on the ground floor with the benefit of vehicular access from Greyfriars Place to a rear parking and servicing area.

The property has been most recently used as a health and beauty centre, is centrally heated and its availability is likely to be of interest to retailers or trade counter users requiring a high profile presence on one of the main arterial traffic routes into the town.

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

DESCRIPTION	GROSS FLOOR AREA (SQ.FT.)	GROSS FLOOR AREA (SQ.M.)
Reception and waiting area, refreshment room, beauty room, three exercise areas, three changing rooms and WC facilities on the ground floor together with staffroom, boiler room and WC facilities at lower ground floor level.	2,500 100	232.25 9.29
TOTAL GROSS FLOOR AREA	2,600	241.55
EXTERNAL block paved car parking area at rear enclosed by way of concrete post and wire mesh fencing and providing approximately ten spaces with vehicular access from Greyfriars Place via double gates in tubular steel and mesh.		

SERVICES All mains services are connected. The premises are centrally-heated by radiators fed by a Potterton Kingfisher gas-fired boiler with part benefitting from air-conditioning.

ASSESSMENTS Local Authority - Stafford Borough Council
The rateable value of the property is £15,500 with uniform business rates payable of £6,386.50 for the year ending March 2015.

EPC The Energy Performance Certificate issued for this property indicates an Asset Rating of 105 within Band E. A full certificate with recommendations will be provided on request.

TERMS The property is available on a new full repairing lease for a term to be agreed at a commencing rental of **£17,500** per annum exclusive of rates, and VAT if applicable, with upward only reviews to be at three yearly intervals. The landlord will insure the premises and then recharge the tenant the cost thereof.

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

BP/3725
05/09/14