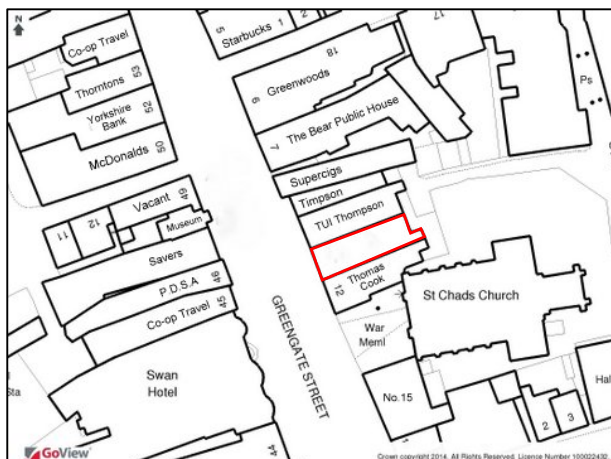




COMMERCIAL INDUSTRIAL PROPERTY CONSULTANTS

Prominently Situated Retail Unit To Let in Stafford Town Centre



- **No. 11 Greengate Street, Stafford, Staffordshire, ST16 2HP**
- 1,670 sq.ft. (155.15 sq.m.)
- Existing A2 (Professional and Financial Services) consent
- Suitable for a variety of trades subject to planning permission
- Adjacent to Thomas Cook and TUI Thompson
- McDonalds, Co-op Travel, Thorntons and Savers close by

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LOCATION

The property is prominently situated in Stafford town centre on the east side of the pedestrianised Greengate Street, between its junctions with Martin Street and Tipping Street and immediately adjacent to TUI THOMPSON and THOMAS COOK. Branches of MCDONALDS, SAVERS, CO-OP TRAVEL, THORNTONS, CARPHONE WAREHOUSE, CLINTONS, TIMPSON, W H SMITH, COUNTRY CASUALS and WATERSTONES are in the immediate vicinity.

DESCRIPTION

The property comprises a retail unit of two-storey brick and flat-roofed construction with a glazed and aluminium framed shop front and provides a sales area on the ground floor together with ancillary stockroom space at first floor level.

The property was previously used as a branch of the Santander Bank and accordingly enjoys the benefit of consent for A2 (Professional and Financial Services) use under the Town and Country Planning Act (Use Classes) Order 1987 and amendments.

The availability of the premises offers an ideal opportunity for a retailer to acquire a main street presence along a part of the town's trading thoroughfare that has seen little tenant turnover in recent years.

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

	IMPERIAL	METRIC
Gross Frontage	20ft.10ins.	6.35m.
Net Frontage	19ft.5ins.	5.92m.
Maximum Width	18ft.9ins.	5.72m.
Shop Depth	59ft.	17.98m.
NET SALES AREA	1,025 SQ.FT.	95.23 SQ.M.
First Floor - Storage and staff	645 sq.ft.	59.92 sq.m.
TOTAL NET FLOOR AREA	1,670 SQ.FT.	155.15 SQ.M.

SERVICES

Mains water, electricity and drainage are connected. The premises are fitted with air conditioning.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property is £30,500 with uniform business rates payable of £14,701 for the year ending March 2015.

EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 129 within Band F. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed at a commencing rental of **£37,500** per annum, exclusive of rates and VAT, with upward only reviews to be at five yearly intervals.

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/3856

16/10/14

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