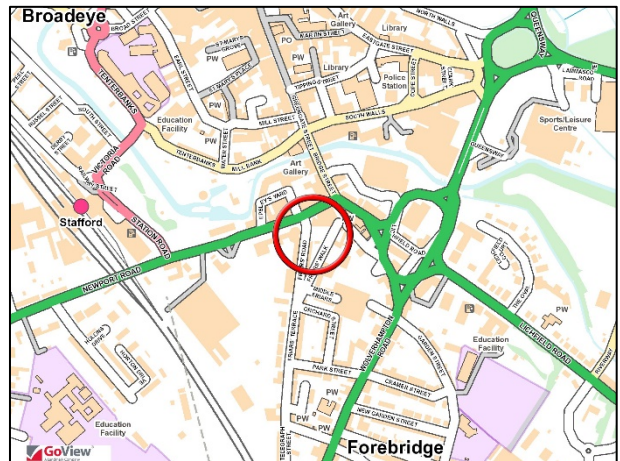




Centrally Located Commercial Premises To Let in Stafford



- **No. 29a Friars Road, Stafford, Staffordshire, ST17 4AA**
- 690 sq.ft. (64.10 sq.m.)
- Offices - 370 sq.ft. (34.37 sq.m.)
- Workshop/Store - 275 sq.ft. (25.55 sq.m.)
- Centrally heated
- Enclosed car parking area
- Available for early occupation
- Rates free subject to tenant qualification

LOCATION

The property is situated on the east side of Friars Road at its junction with Middle Friars and Friars Walk, just off the A518 Newport Road, south from the Town Centre and close to Stafford's main line railway station. Junction 13 of the M6 Motorway is approximately three miles distant.

DESCRIPTION

The property comprises a single-storey building of brick and compound-treated slate roofed construction providing office, workshop and storage space together with kitchen and WC facilities sited within an enclosed yard.

The accommodation is centrally heated, mostly carpeted and would be suitable for a variety of professional and non-motor trade commercial uses subject to any planning consent considered appropriate by the relevant local authority.

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

	ACCOMMODATION	NET FLOOR AREA (SQ.FT.)	NET FLOOR AREA (SQ.M.)
GROUND FLOOR	Entrance lobby	-	-
	Kitchen	45	4.18
	WC facility	-	-
	Office No. 1	145	13.47
	Office No. 2	125	11.61
	Office No. 3	100	9.29
	Office No. 4/Storeroom	190	17.65
	Storeroom	85	7.90
	TOTAL NET FLOOR AREA	690	64.10
EXTERNAL enclosed yard area surfaced in concrete providing car parking and servicing facilities with vehicular access from Friars Road by way of double steel gates.			

SERVICES

All mains services are connected. The accommodation is centrally-heated by hot water radiators fed by a Potterton Glow-Worm Netaheat Profile boiler.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the premises is £6,600 with no uniform business rates payable for the year ending March 2020 subject to certain tenant qualifying criteria. Please note that the rates payable calculation may vary as a consequence of transitional relief provisions. 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

The Energy Performance Certificate issued for this property indicates an Asset Rating of 90 within Band D. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on a new full repairing lease for a term to be agreed at a initial rental of **£9,600** 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 cost thereof to the tenant.

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/2518

06.08.2019