



BY INSTRUCTIONS OF SANDHILL INVESTMENTS LIMITED

**Retail Unit
To Let
in
Stafford
Town Centre**



- **Shop 2, No. 8 Eastgate Street, Stafford, Staffordshire, ST16 2NQ**
- **565 sq.ft. (52.58 sq.m.)**
- **Close to large public car park**
- **Near to Aldi, McDonalds, B & M and Just4Pets outlets**
- **Attractive mews-style development**
- **Suited to specialist retailers**
- **Rates free subject to tenant qualification**

LOCATION

The property forms part of a retail and office development prominently situated in Stafford town centre on the north side of Eastgate Street between its junctions with Martin Street and Market Street. The former Kingsmead car park, providing 460 spaces, is located behind the property and has been redeveloped to provide ALDI, B&M, JUST4PETS and MCDONALD'S drive-through outlets but with the public parking facility remaining albeit limited to two hours before charging applies.

DESCRIPTION

The Colonnade is a small parade fronted by a Grade II listed building and was developed some years ago to provide an arcade of five units that have tended to suit specialist retail trades, these at present including a nail salon and a hobby games outlet. The development links Eastgate Street to North Walls and provides a thoroughfare to one of the town's main car parks.

The available premises provide a ground floor lock-up shop unit previously used as a café, snack bar and sandwich shop, but most recently for clothing sales, and would be suitable for a wide variety of alternative retail or non-retail purposes subject to any planning consent considered appropriate by the relevant local authority. The property has been refurbished in recent months.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	Retail Area No. 1	214	19.91
	Retail Area No. 2	149	13.85
	Retail Area No. 3	71	6.59
	Store	17	1.63
	WC facility	-	-
	Kitchen	99	9.21
	Store	15	1.39
TOTAL NET FLOOR AREA		565	52.58

SERVICES

All mains services are connected.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property is to be re-assessed but the premises are expected to be 100% exempt from the payment of rates under the Small Business Rates Relief Scheme subject to certain qualifying criteria. 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 the property indicates an Asset Rating of 57 within Band C. A full certificate with recommendations will be provided on request.

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 with upward only rent reviews to be at three yearly intervals. The landlord will recover the cost of external maintenance, repairs and insurance by way of a service charge. VAT is applicable in this instance.

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/2742

06.05.2022