



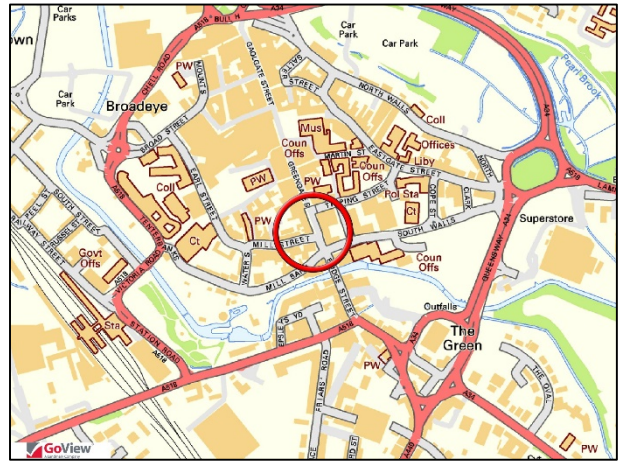
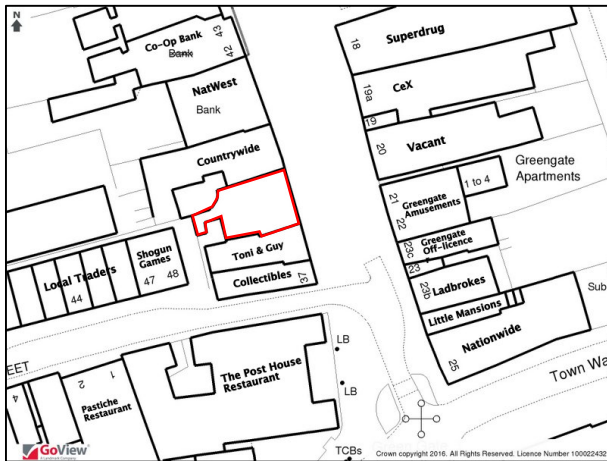
**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

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BY INSTRUCTIONS OF RESHAM PLC

## Prominently Situated Retail Unit To Let in Stafford Town Centre



- **No. 39 Greengate Street, Stafford, Staffordshire, ST16 2JA**
- **1,085 sq.ft. (100.80 sq.m.)**
- **Ground floor only**
- **Suitable for a variety of trades**
- **Close to new Riverside retail development**
- **Branches of CeX, Superdrug, Toni & Guy, NatWest, Halifax nearby**

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## LOCATION

The property is prominently situated in Stafford town centre on the west side of the pedestrianised Greengate Street, between its junctions with St Mary's Place and Mill Street and immediately adjacent to TONI & GUY and COUNTRYWIDE SURVEYORS. Branches of SUPERDRUG, LADBROKES, CeX, the NATIONWIDE and HALIFAX BUILDING SOCIETIES and NATWEST and CO-OPERATIVE BANKS are also in the immediate vicinity.

## DESCRIPTION

The premises form part of an attractive Grade II listed building of three-storey brick and tile construction providing retail accommodation on the ground floor together with extensive space at first and second floor levels to be retained by the landlord and converted to produce two two-bedroomed flats with a new shop front to be installed to accommodate a separate entrance from Greengate Street.

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 main shopping thoroughfare that has seen little tenant turnover in recent years and has been boosted as a trading pitch as a consequence of the new recently opened Riverside retail scheme close by.

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

	IMPERIAL	METRIC
Gross Frontage	26ft.3ins.	8.0m
Net Frontage	23ft.	7.0m
Internal Width	27ft.9ins.	8.46m
Shop Depth	45ft.9ins.	13.95m
<b>NET FLOOR AREA</b>	<b>1,085 SQ.FT.</b>	<b>100.80 SQ.M.</b>

## SERVICES

Mains water, electricity and drainage are connected.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property is £38,000 with uniform business rates payable of £18,886 for the year ending March 2017. 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

As a listed building, an EPC has not been required in this instance.

## TERMS

The premises are available on a full repairing lease for a term to be agreed at a commencing rental of **£35,000** per annum exclusive of rates, and VAT if applicable, with upward only reviews to be at five yearly intervals. The landlord will insure the property and recharge the tenant the appropriate cost thereof.

## LEGAL COSTS

The ingoing tenant is 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 as well as a contribution towards the landlord's costs.

## 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/2764**

18/10/16