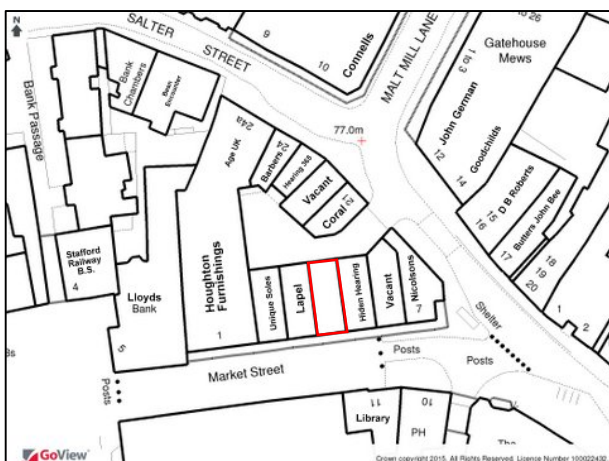




COMMERCIAL INDUSTRIAL PROPERTY CONSULTANTS

Café/Retail Unit To Let in Stafford Town Centre with A3 Planning Consent



- **No. 4 Market Street, Stafford, Staffordshire, ST16 2JZ**
- Total area - 1,400 sq.ft. (130.06 sq.m.) on three floors
- Net retail area - 740 sq.ft. (68.75 sq.m.)
- Immediate availability
- Suitable for a variety of retail and non-retail trades
- A1 (Retail), A2 (Professional and Financial Services) and A3 (Café and Restaurant) uses permitted under existing consent

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

TEL. 01785 244400 FAX. 01785 244901

mailbox@millarsandy.com www.millarsandy.com

LOCATION

The premises are situated in Stafford Town Centre on the north side of Market Street between its junctions with Market Square and Salter Street/Eastgate Street and close to branches of HIDDEN HEARING and LLOYDS BANK.

DESCRIPTION

The premises form part of a three-storey development of shops and have been previously used for catering but would be suitable for a wide variety of alternative retail and non-retail purposes subject to any further planning consent required by the relevant local authority.

The accommodation provides a café/retail area on the ground floor together with stockroom space and toilets at first floor level and, on the second floor, further ancillary storage and male and female WC facilities.

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

FLOOR	DESCRIPTION	IMPERIAL	METRIC
GROUND	Frontage	17ft.3ins.	5.27m.
	Width	17ft.3ins.	5.27m.
	Depth	43ft.3ins	13.18m.
	Net Retail Area	740 sq.ft.	68.75 sq.m.
FIRST	Stockroom WC facilities	460 sq.ft. -	42.74 sq.m. -
SECOND	Storage WC facilities	200 sq.ft. -	18.58 sq.m. -
TOTAL NET FLOOR AREA		1,400 SQ.FT.	130.06 SQ.M.
EXTERNAL service yard at rear with vehicular access from Salter Street.			

SERVICES

All mains services are connected.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value has been assessed at £19,250 with uniform business rates payable of £9,490.25 for the year ending March 2016.

EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 75 within Band C. 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 commencing rental of **£18,500** per annum exclusive of rates, and VAT if applicable, to be subject to upward only rent reviews at five 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 property is offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/3104

18/01/15

Rev'd. 08.04.15