



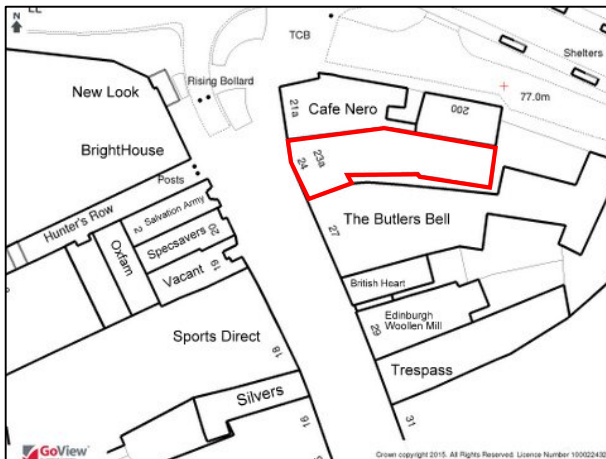
**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

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www.millarsandy.com

DUE TO RELOCATION

## Prime Retail Premises To Let in Stafford Town Centre



- **No. 23 Gaolgate Street, Stafford, Staffordshire, ST16 2NT**
- **Total net floor area - 2,715 sq.ft. (252.23 sq.m.)**
- **Located between Café Nero and The Butlers Bell (Weatherspoons)**
- **Close to H Samuel, New Look, Bright House, Trespass, Sports Direct**
- **Accessorize, Edinburgh Woollen Mill and Specsavers close by**

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## LOCATION

The property occupies a prime trading position in Stafford town centre and lies on the east side of the pedestrianised Gaolgate Street between its junctions with Stafford Street and Gaol Square. Branches of national multiple retailers including H SAMUEL, EDINBURGH WOOLLEN MILL, SPECSAVERS, SHIPLEYS, DOROTHY PERKINS, BURTON, BRIGHTHOUSE, NEW LOOK, ACCESSORIZE, CAFÉ NERO, SPORTS DIRECT and several others are close by.

## DESCRIPTION

The property comprises a two-storey building of brick and tile construction providing accommodation on the ground floor only with the self-contained first floor separately let as offices.

The premises have been used for a number of years for the sale of footwear but would be suitable for a wide variety of alternative purposes or possibly for non-retail use subject to any planning consent considered appropriate by the relevant local authority.

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

	IMPERIAL	METRIC
Net Frontage	32ft.11ins.	10.05 sq.m.
Max Shop Depth	83ft.8ins.	25.50 sq.m.
Max Built Depth	124ft.4ins.	37.90 sq.m.
Retail Area	2,715 sq.ft.	252.23 sq.m.
<b>TOTAL NET FLOOR AREA</b>	<b>2,715 sq.ft.</b>	<b>252.23 sq.m.</b>
<b>EXTERNAL</b> servicing from rear yard area.		

## 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 £49,250 with uniform business rates payable of £24,280.25 for the year ending March 2016. 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 ### within Band ###. 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 **£40,000** per annum exclusive of rates and VAT with upward only reviews to be at five yearly intervals. The landlord will maintain the exterior of the property and insure the building and then recharge the apportioned 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/3357**

27/01/2016