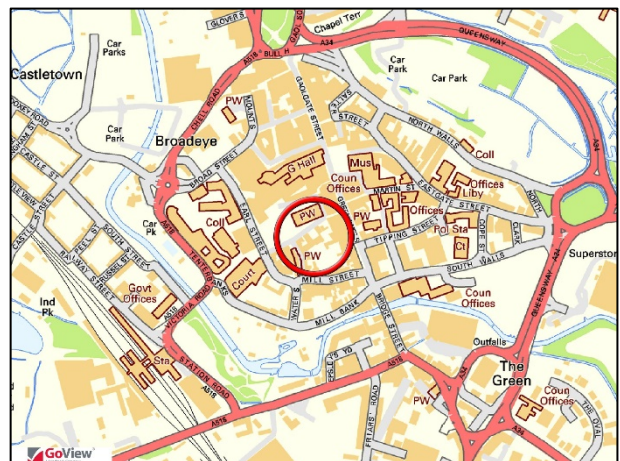
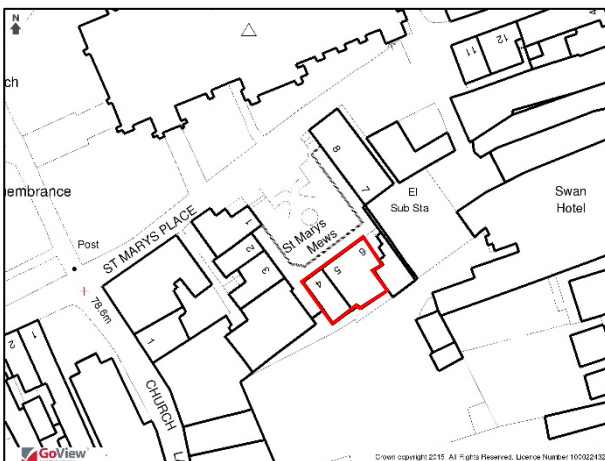




BY INSTRUCTIONS OF GREATREX LIMITED

Retail Premises To Let in Stafford Town Centre



- **Nos. 4, 5 & 6 St Mary's Mews, St Mary's Place, Stafford, Staffordshire, ST16 2AT**
- **345 - 1,020 sq.ft. (32.05 - 94.75 sq.m.)**
- **Attractive Grade II listed refurbished retail and office development**
- **Close to Guildhall Shopping Centre**
- **Opposite St Mary's Church**
- **Close to McDonalds**

LOCATION

St Mary's Mews is situated in Stafford town centre on the south side of St Mary's Place just off the main shopping thoroughfare, close to MCDONALDS and the ANCIENT HIGH HOUSE and immediately opposite ST MARY'S CHURCHYARD.

DESCRIPTION

The premises consist of three of six retail units created out of the sympathetic redevelopment of the Grade II Listed Victorian former St Mary's Schoolrooms with a restaurant and three separately occupied office suites at first floor level. Other trades currently represented in the Mews include a specialist candle shop, a hairdresser and a nail salon.

Previously used for the sale of school wear, and available following the former occupier's relocation, the units would be suitable for a wide variety of niche retail trades or possibly for a non-retail purpose subject to the appropriate consent being granted by the relevant local planning authority.

The units are available either as a single large outlet or can be offered as two separate letting entities as originally designed and described below.

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

NOS.	DESCRIPTION	(SQ.FT.)	(SQ.M.)
4	Sales area including storeroom and refreshment point	345	32.05
5 & 6	Sales area including stockroom and refreshment point	675	62.70
TOTAL NET FLOOR AREA		1,020	94.75
EXTERNAL access to shared male, female and disabled toilet facilities			

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 has been assessed at £19,750 with uniform business rates payable of £9,965 per annum. These details have been based on the information provided by the Valuation Office's website and Stafford Borough Council Business Rates department and should be double-checked by any party intending to enter into any commitment that relies on their accuracy. The assessment is currently being reviewed.

EPC

As part of a listed building, an Energy Performance Certificate is not required in this instance.

TERMS

The premises are available on a new internal repairing lease for a term to be agreed at a commencing rental of **£14,000** per annum exclusive of rates, and VAT if applicable, with upward only rent reviews to be at three yearly intervals. An apportioned service charge is levied by the landlord to cover the cost of the cleaning of the common areas and external maintenance and repairs. The cost of buildings insurance is recharged on an annual basis as a separate item. In the event of the property being offered as two units, **No. 4** would be available at **£6,950** per annum and **Nos. 5 & 6** at **£9,500** a year. It is anticipated that, in both cases, the rateable values would fall to below the £12,000 threshold at which the premises become free of uniform business rates subject to tenant qualification.

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/3383
25.03.2021