



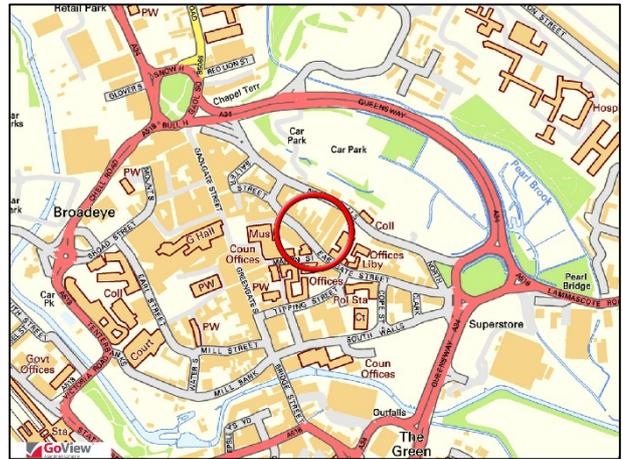
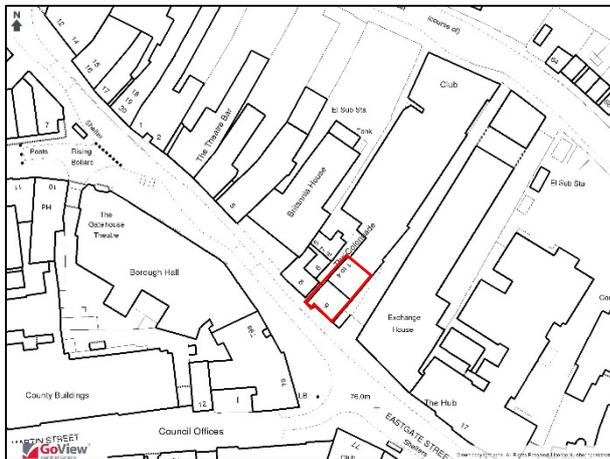
**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

BY INSTRUCTIONS OF SANDHILL INVESTMENTS LIMITED

## Prominently Situated First Floor Office Suite To Let in Stafford Town Centre



- **First Floor, Tudor House, The Colonnade, No. 9 Eastgate Street, Stafford, Staffordshire, ST16 2NQ**
- **825 sq.ft. (76.64 sq.m.)**
- **Grade II Listed Building**
- **Nearby large public car park**
- **Close to new Aldi supermarket and B & M outlet in the area**
- **Rates free from April 2018, subject to qualification**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

TEL: 01785 244400 FAX: 01785 244901

mailbox@millarsandy.com www.millarsandy.com

## 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 is located nearby and has recently been redeveloped to provide a new Aldi supermarket and B & M store with two hours' free parking.

## DESCRIPTION

The premises comprise a centrally-heated and carpeted first floor office suite forming part of an attractive half-timbered Grade II listed two-storey brick and tile building located at the front of The Colonnade, a small parade that was developed some years ago to provide an arcade of five retail units with offices above. The development links Eastgate Street to North Walls and provides a pedestrian thoroughfare towards one of the town's major car parks.

The availability of the accommodation is likely to be of particular interest to commercial or professional users requiring town centre representation with good access for the general public.

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

FLOOR	DESCRIPTION	NET FLOOR AREA (SQ.FT.)	NET FLOOR AREA (SQ.M.)
GROUND	Entrance lobby leading to :-	-	-
FIRST	Six offices Male & female WC facilities Kitchen	825 - -	76.64 - -
	<b>TOTAL NET FLOOR AREA</b>	<b>825</b>	<b>76.64</b>

## SERVICES

All mains services are connected. The accommodation is centrally heated by hot water radiators fed by a gas-fired Glow-Worm Spacesaver 45-60 boiler.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The premises have been assessed as three separate suites with a combined rateable value of £9,900 with no uniform business rates likely to be payable for the year commencing in April 2018 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 this property indicates an Asset Rating of 152 within Band G. 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 £5,950 per annum exclusive of rates, and VAT if applicable, 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. A management charge also applies.

## 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/3397

Revd 28/03/18