



**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

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## Retail Premises To Let in Stafford Town Centre



- **No. 12 Mill Street, Stafford, Staffordshire, ST16 2AJ**
- **Total net floor area - 540 sq.ft. (50.17 sq.m.)**
- **Popular secondary trading location**
- **Suitable for a variety of retail uses**
- **Planning consent for nail and beauty salon**
- **Previous permission for hot food takeaway (A5) use**
- **Competitive rental**

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## LOCATION

The property is situated in Stafford town centre on the south side of Mill Street between its junctions with Greengate Street and Water Street. Mill Street is a popular shopping thoroughfare occupied by a number of locally well-known traders including BLACKS MENSWEAR, PARKERS OF STAFFORD, PETER ROGERS (PHOTOGRAPHIC) and COUNTY FRUIT STORE.

## DESCRIPTION

The property is of two-storey brick and tile construction, forms part of a terrace of shops and provides retail space at ground floor level with a timber and glazed frontage. Additional accommodation on the first floor affords either a further sales area or an ancillary storage facility.

The premises have most recently been used as a nail salon but would be suitable for a wide variety of alternative non-retail or retailing purposes and have in the past enjoyed a planning consent for hot food takeaway use.

**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	Retail/Salon area	225	23.69
FIRST	Retail/Storage/ Salon area WC and staff facilities	285 -	26.48 -
<b>TOTAL NET FLOOR AREA</b>		<b>540</b>	<b>50.17</b>
EXTERNAL single-storey brick and cement sheet-roofed outbuilding providing a store and a single WC facility.			

## 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 £5,800 with uniform business rates payable of £2,859.40 for the year ending March 2016. The premises are currently 100% exempt from the payment of rates until April 2016 under the Small Business Rates Relief Scheme.

## EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 237 within Band G. A full certificate with recommendations will be provided on request.

## TOWN PLANNING

Planning consent No. 11/16347/COU, issued by Stafford Borough Council on the 6<sup>th</sup> January 2012, granted permission for the use of the premises for nail and beauty treatments. Planning consent No.10/14123/COU, issued by Stafford Borough Council on the 13<sup>th</sup> October 2010, granted permission for the use of the property for A1 (Retail) purposes with an ancillary A5 (Hot Food Takeaway) consent specifically for the cooking of pancakes

## TERMS

The premises are available on a new full repairing lease for a term to be agreed at a commencing rental of **£7,500** per annum exclusive of rates with upward only reviews to be at three yearly intervals. VAT is not applicable in this instance. The landlord will insure the property and then recharge the tenant the cost thereof.

## 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/3503

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