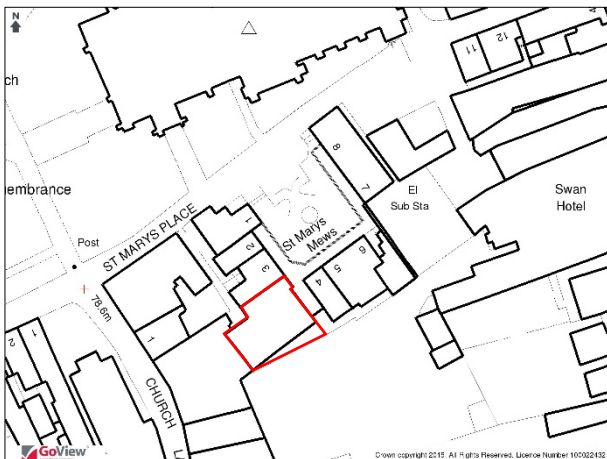




BY INSTRUCTIONS OF GREATREX LIMITED

**Restaurant/Cafe Premises
To Let
in
Stafford Town Centre**



- **The Former Muse Restaurant/Caf , St Mary's Mews, St Mary's Place, Stafford, Staffordshire, ST16 2AP**
- **1,555 sq.ft. (144.46 sq.m.)**
- **Gallery seating**
- **Sixty covers approximately**
- **Some fittings and kitchen equipment included**
- **Part of a Grade II listed development**
- **Specialist retail development**
- **Opposite the Grade I listed St Mary's Church**
- **Attractive chapel proportions**
- **Immediate availability**

LOCATION

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

DESCRIPTION

The premises comprise one of a number of units created out of the sympathetic redevelopment of the Grade II listed Victorian former St Mary's Schoolrooms which also incorporates five other retail outlets and three separately occupied office suites at first floor level.

The property provides a partly-fitted restaurant with approximately sixty covers and has been used for a number of years as a tea room, coffee house and for various other specialist catering styles. The premises are offered with an inventory of certain trade fixtures and fittings currently in place.

The availability of the property provides an ideal opportunity for a restaurateur to commence trading with minimal investment but alternative uses are also possible subject to any planning consent considered appropriate by the local authority.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	Shared walk-way leading to	-	-
	Restaurant	875	81.29
	Bar	90	8.36
	Storeroom	100	9.29
	Kitchen	230	21.37
MEZZANINE	Gallery seating	260	24.15
	Staff WC facility	-	-
	Shared customer male and female WC facilities	-	-
	Store	-	-
TOTAL NET FLOOR AREA		1,555	144.46

EXTERNAL rear yard area providing some storage space. Additional shared WCs, including a disabled facility, are located in a separate block.

SERVICES

All mains services are connected. The premises benefit from underfloor heating provided by a gas-fired boiler.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property has been listed at £15,000 with an estimated uniform business rates payable of £7,485 per annum for the year ending in March 2022. 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

As a listed building, no Energy Performance Certificate is required for this property.

TERMS

The premises are available on a new internal repairing lease for a term to be agreed at a commencing rental of **£15,000** per annum exclusive of rates with upward only reviews to be at three yearly intervals. An apportioned service charge is levied by the landlord to cover the cost of the cleaning of common areas, external maintenance and the repair of the premises. The cost of buildings insurance is recharged on an annual basis as a separate item. VAT is applicable on the rental and service charge figures.

FITTINGS

A list of the fixtures and fittings to be included in the letting is available on request. Prospective lessees should bear in mind that, whilst these items are available for use by an ingoing tenant, the landlord accepts no responsibility for the testing of any of the electrical equipment, the maintenance thereof or replacement in the event of failure.

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/3556 15.11.2021