

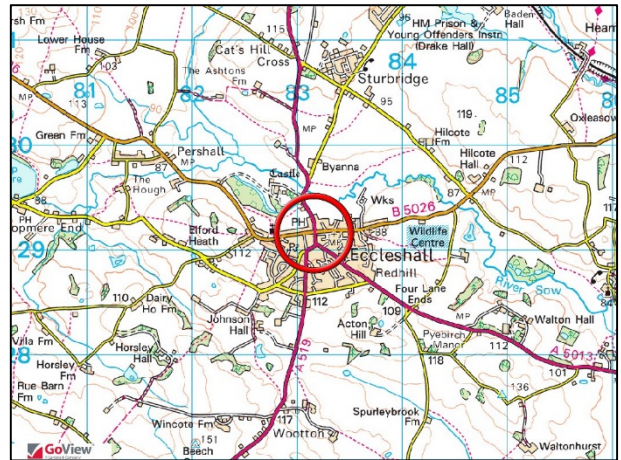


**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

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## Retail Premises For Sale or To Let in Eccleshall Stafford



- **No. 2 Stafford Street, Eccleshall, Stafford, Staffordshire, ST21 6BH**
- 600 sq.ft. (55.74 sq.m.)
- Central position
- Prominently situated
- Suitable for a variety of retail purposes
- Opposite Co-operative supermarket
- Includes first floor two bedroom flat subject to shorthold tenancy
- Rates free from April 2017 (subject to criteria)

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## LOCATION

The property is prominently situated in the centre of Eccleshall on the east side of Stafford Street close to its junction with High Street and with a number of well-established local retail traders in the immediate vicinity and the Co-operative Supermarket immediately opposite.

## DESCRIPTION

The property comprises a two-storey mid-terraced building of brick and tile construction and provides a retail outlet with a timber and glazed shop front used for a number of years as a newsagents and general stores, together with a separately accessed self-contained two-bedroomed flat above. This is currently subject to a shorthold tenancy agreement.

The ground floor vacant accommodation comprises a sales area with a staff refreshment point and WC at the rear and would be suitable for a wide variety of retail trades or for a non-retail use subject to any planning consent required by the relevant local authority.

**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	Sales area	515	47.85
	Staff refreshment point	-	-
	WC facility	-	-
	Office	40	3.71
	Store	45	4.18
	<b>TOTAL NET FLOOR AREA</b>	<b>600</b>	<b>55.74</b>
FIRST	Lounge, kitchen, two bedrooms and bathroom with WC.		

## SERVICES

Mains water, electricity and drainage are connected.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the commercial part of the property is £9,000 with no uniform business rates payable subject to certain qualifying criteria for the year commencing in April 2017. 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. The occupier of the residential flat is responsible for the payment of the relevant Council Tax.

## 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 commercial part of the property is available on a new full repairing lease for a term to be agreed at a rental of £12,000 per annum exclusive of rates, and VAT if applicable, with upward only reviews to be at three yearly intervals. The first floor flat produces an income of £5,400 per annum. This is excluded from a letting of the ground floor but included in a sale of the freehold interest.

## PRICE

Offers in the region of **£225,000** are invited for the freehold interest in the property. VAT may be applicable.

## LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in any sale or in the preparation of any lease and 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/unsold. Confirmation of the tenure in the event of a sale will be provided by the vendor's solicitors as part of the pre-contract enquiry process.

## VACANT POSSESSION OF THE COMMERCIAL PART WILL BE GIVEN ON COMPLETION

**BP/3820**

20.06.17