



**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

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## Prominently Situated Retail/Former Salon Premises To Let in Stafford Town Centre



- **No. 8 Eastgate Street, Stafford, Staffordshire, ST16 2NQ.**
- **775 sq.ft. (72.00 sq.m.)**
- **Previously used as a hairdressing salon**
- **Prominent position on one-way circuit road**
- **Suitable for a variety of alternative retail or non-retail uses**
- **Opposite Gatehouse Theatre**
- **Anticipated being business rates free subject to tenant qualification**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

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## 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 behind the property and has been redeveloped to provide an ALDI and B & M outlet with the public parking facility remaining.

## DESCRIPTION

The premises form part of an attractive three-storey brick and tile building and provide a ground floor retail unit previously used for hairdressing and other beauty treatment purposes but would be suitable for a variety of alternative retail trades or for other non-retail usage subject to any planning consent considered appropriate 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	Retail/Salon Area	750	69.68
	Refreshment point	25	2.32
	Male WC facility	-	-
	Female WC facility	-	-
	<b>TOTAL NET FLOOR AREA</b>		<b>775</b>

EXTERNAL access to the rear by way of The Colonnade walkway leading from the public car parks.

## SERVICES

Mains water, electricity and drainage are connected.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The premises are to be re-assessed for rating purposes but it is anticipated that the rateable value will be less than the £12,000 limit below which no business rates will be payable subject to qualification.

## EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 133 within Band F. 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 rental of **£9,950** per annum exclusive of rates, and VAT if applicable, with upward only reviews to be at three yearly intervals. In addition to the rent, the tenant is to be responsible for the apportioned cost of insurance, building maintenance and the cleaning of the common ground floor access areas by way of a service charge.

## 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/3831**

14.02.2020