

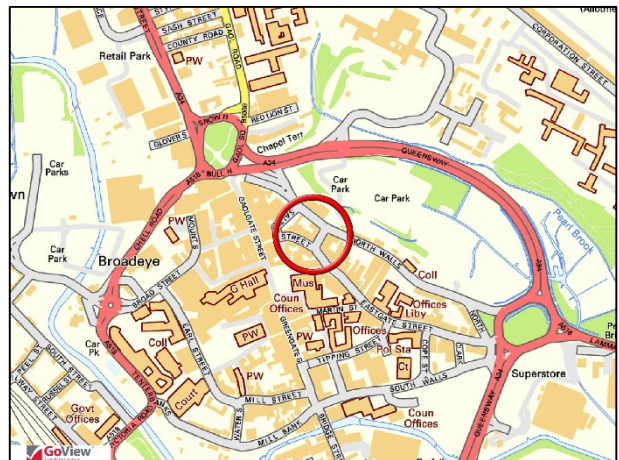
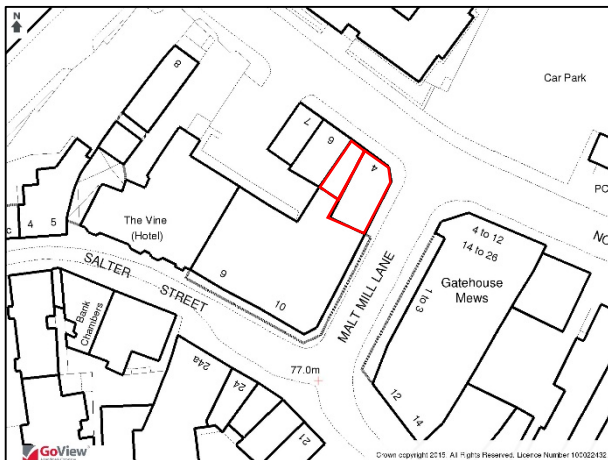


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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www.millarsandy.com

Retail Premises/Cafe To Let in Stafford Town Centre



- **Nos. 4 & 5 North Walls, Stafford, Staffordshire, ST16 3AD**
- Total net floor area - 1,145 sq.ft. (106.37 sq.m.)
- No. 4 - 755 sq.ft. (70.14 sq.m.)
- No. 5 - 390 sq.ft. (36.23 sq.m.)
- Suitable for a variety of retail or non-retail uses
- Close to large public car park
- No. 4 with planning consent for café use
- Opposite new Morrisons supermarket currently under construction
- Opposite proposed B & M and Pets at Home outlets

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LOCATION

The properties are situated in a secondary trading position on the south side of North Walls at its junction with Malt Mill Lane, adjacent to PERFECT PIZZA and close to MARKS & SPENCER. The Kingsmead car park providing 300 spaces is directly opposite and is currently being redeveloped to provide a new MORRISONS supermarket with two adjacent retail units that have been let to B&M and PETS AT HOME but with the public parking facility to remain.

DESCRIPTION

The premises, which are available as separate units or as a combined single outlet, form part of a two-storey brick and tile development of shops with a scheme of apartments to be developed above and provide sales areas on the ground floor with timber and glazed shop fronts fitted.

No. 4 has most recently been used as a coffee shop, having traded as Café Roma, but would be suitable for a wide variety of alternative retail or non-retail purposes, whilst No. 5 was previously used for the sale of children's shoes.

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

NOS.	DESCRIPTION	NET FLOOR AREA (SQ.FT.)	NET FLOOR AREA (SQ.M.)
4	Café/Sales area WC facility	755 -	70.14 -
5	Sales area WC facility	390 -	36.23 -
TOTAL NET FLOOR AREA		1,145	106.37

SERVICES

All mains services are connected. No. 4 is centrally heated by hot water radiators fed by a gas-fired boiler.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of No. 4 is £12,750 with uniform business rates payable of £6,285.75 for the year ending March 2016. The rateable value of No. 5 is £6,900 with uniform business rates payable of £3,401.70 per annum.

EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 46 within Band B. A full certificate with recommendations will be provided on request.

TOWN PLANNING

Planning Consent No. 09/13079/COU, issued by Stafford Borough Council on the 24th March 2010, granted permission for the use of No. 4 as a coffee shop (Use Class A3) subject to the standard conditions. Planning Consent No. 11/15281/COU, issued by Stafford Borough Council on the 8th August 2011, granted permission for the use of No. 5 as a takeaway hot food outlet (Use Class A5) but that use will not be considered by the landlord given the residential scheme planned for the first floor over.

TERMS

The premises are available on new full repairing leases for terms to be agreed with upward only rent reviews to be at three yearly intervals. The landlord will insure the units and then recharge the tenants the appropriate apportioned cost thereof. A service charge plus VAT will also apply.

RENTALS

No. 4 - £13,900 per annum

No. 5 - £ 7,750 per annum

These figures are exclusive of rates and VAT, which is applicable in this case.

LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the preparation of the leases and the counterpart leases, 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/3913/3914

19/08/15

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