

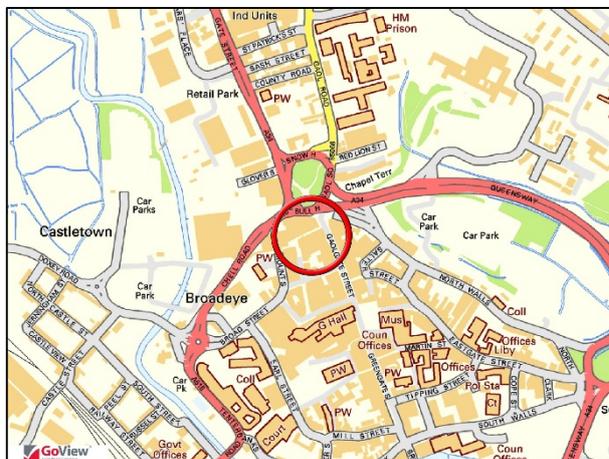
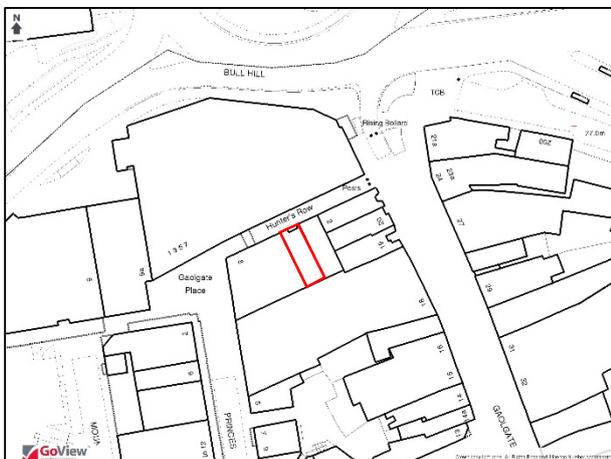


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

Retail Premises To Let in Stafford Town Centre



- **Unit D, Hunters Row, Stafford, Staffordshire, ST16 2AD**
- **Net retail floor area - 930 sq.ft. (86.40 sq.m.)**
- **Net ancillary area - 290 sq.ft. (26.94 sq.m.)**
- **Close to Peacocks and Bright House**
- **Development includes Iceland, Argos and Home Bargains**
- **Available for immediate occupation**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

TEL: 01785 244400 FAX: 01785 244901

mailbox@millarsandy.com www.millarsandy.com

LOCATION

The property occupies a secondary trading position in Stafford town centre on the south side of Hunters Row between its junctions with Princes Street and Gaolgate Street. A branch of OXFAM is immediately adjacent and other national retailers in the vicinity include BRIGHT HOUSE, NEW LOOK, HOME BARGAINS, ICELAND AND ARGOS.

DESCRIPTION

The premises are of two-storey flat-roofed brick construction with aluminium and glazed shop frontage to Hunters Row fitted with an electrically-operated security shutter and provide accommodation arranged on two floors with a ground floor sales area and a staircase leading to staff and ancillary space on the upper level.

The property has previously been used for the sale of confectionery but would be suitable for a wide variety of alternative retail purposes or possibly for non-retail use subject to any planning consent considered appropriate by the relevant local authority.

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

DESCRIPTION	IMPERIAL	METRIC
Frontage	18ft.	5.49
Internal Width	17ft.3ins.	5.26
Shop Depth	55ft.6ins.	16.91
Ground Floor Sales Area	930 sq.ft.	86.40
First Floor Ancillary Area	290 sq.ft.	26.94
TOTAL NET FLOOR AREA	1,220 sq.ft.	113.34 sq.m.

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 £18,000 with uniform business rates payable of £8,874 for the year ending March 2016. 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

The Energy Performance Certificate issued for this property indicates an Asset Rating of 67 in Band C. 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 five yearly intervals. Buildings insurance and external repairs and maintenance are covered by 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 Millar Sandy's Stafford Offices or through the joint agents.

JOINT AGENTS

Molyneux Rose, 143 New Bond Street, London, W1S 2TP. Contact: Paul Rae. Tel: 0117 9147995.

The premises are offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/3939 25.01.16