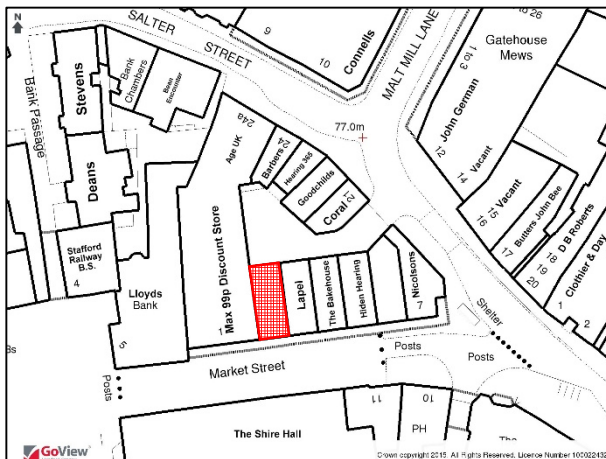




## Retail Premises To Let in Stafford Town Centre



- **No. 2 Market Street, Stafford, Staffordshire, ST16 2JZ**
- **1,190 sq.ft. (110.55 sq.m.)**
- **Net retail area - 685 sq.ft. (63.64 sq.m.)**
- **Available for immediate occupation**
- **Suitable for a variety of trades**
- **Adjacent to Max 99p Store**

## LOCATION

The premises are situated in Stafford Town Centre on the north side of Market Street between its junctions with Market Square and Salter Street/Eastgate Street and close to branches of MAX 99P, HIDDEN HEARING and LLOYDS BANK.

## DESCRIPTION

The premises form part of a three-storey development of shops and have been previously used for the sale of footwear but would be suitable for a wide variety of alternative retail purposes.

The accommodation provides a sales area on the ground floor together with stockroom space at first floor level and, on the second floor, further ancillary storage and male and female WC facilities.

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

	DESCRIPTION	IMPERIAL	METRIC
GROUND FLOOR	Frontage	17ft.10ins.	5.41m.
	Width	17ft.3ins.	5.26m.
	Depth	44ft.7ins	13.59m.
	Net Retail Area	685 sq.ft.	63.64 sq.m.
FIRST FLOOR	Stockroom	302 sq.ft.	28.06 sq.m.
SECOND FLOOR	Storage WC facilities	203 sq.ft. -	18.85 sq.m. -
<b>TOTAL NET FLOOR AREA</b>		<b>1,190 SQ.FT.</b>	<b>110.55 SQ.M.</b>
EXTERNAL service yard at rear with vehicular access from Salter Street.			

## 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 £14,250 with uniform business rates payable of £6,825.75 for the year ending March 2018. Please note that transitional relief provisions may apply in this case and that the rates payable figure may be higher as a consequence. 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 78 in Band D. 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 commencing rental of **£15,000** per annum exclusive of rates, and VAT if applicable, with upward only reviews to be at five yearly intervals. The landlord will insure the building and then recharge the tenant the appropriate cost thereof. A recharged service charge provision also applies to cover the cost of external maintenance, repair and management.

## 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/3952**

01.05.2017