



**Retail Unit
To Let
in
Stafford**



- **No. 16 Marston Road, Stafford, Staffordshire, ST16 3BS**
- **440 sq.ft. (40.88 sq.m.)**
- **Carpeted**
- **Centrally Heated**
- **Suitable for a variety of retail or non-retail trades**
- **On-street parking at the front**
- **Rates free from April 2017 (subject to criteria)**

LOCATION

The property is situated in a well established commercial area on the west side of Marston Road, between its junctions with Sandon Road and Wogan Street and approximately half a mile north from Stafford town centre. The neighbourhood is characterised by a mixture of housing, retailing and office uses.

DESCRIPTION

The property comprises a mid-terraced building of two-storey brick construction providing a vacant retail area on the ground floor fitted with a timber and glazed shop front and benefiting from a service road access to the rear for loading and unloading purposes.

The premises would be suitable for a wide variety of retailing or office purposes and possibly for other office or 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)

FLOOR	DESCRIPTION	NET FLOOR AREA (SQ.FT.)	NET FLOOR AREA (SQ.M.)
GROUND	Retail area Rear lobby Shared refreshment point Shared WC facility	440 - - -	40.88 - - -
	TOTAL NET FLOOR AREA	440	40.88
EXTERNAL access from Abbot's Walk to rear year area surfaced in concrete with gated entry point.			

SERVICES

All mains services are connected. The property is centrally heated by hot water radiators fed by a gas-fired boiler. The heating costs are apportioned between the occupiers of the building.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property is subject to re-assessment but is estimated at £4,850 with no uniform business rates payable for the year ending March 2018, subject to certain criteria. 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 * within Band *. 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 **£4,950** per annum exclusive of rates, and VAT if applicable, with upward only rent reviews to be at three yearly intervals. The landlord will maintain the exterior of the building.

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/4021

18.05.2017