

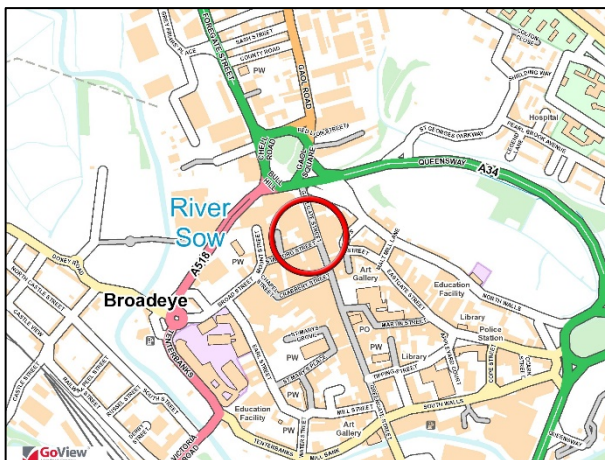


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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www.millarsandy.com

**Prime
Retail Unit
To Let or For Sale
in
Stafford Town Centre**



- **No. 14b Gaolgate Street, Stafford, Staffordshire, ST16 2BQ.**
- **Ground floor - 1,010 sq.ft. (93.90 sq.m.)**
- **Close to Hogarths Pub, Ryman, The Butlers Bell Pub, Milletts, Trespass, Sports Direct and Costa Coffee**
- **Prominent trading position**
- **Rear servicing**
- **Prime location**
- **Substantial business rates available relief to occupiers until April 2022**
- **Open to reasonable offers to rent or purchase**

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LOCATION

The property occupies a prime trading position in Stafford Town Centre and lies on the west side of the pedestrianised Gaolgate Street close to its junction with Stafford Street. Branches of COSTA COFFEE, RYMAN, MILLETTS, TRESPASS and SPORTS DIRECT are located in the immediate vicinity. Amber Taverns' HOGARTHS public house is immediately adjacent. Wetherspoons' THE BUTLERS BELL pub is also close by.

DESCRIPTION

The property comprises a three-storey building of brick and tile construction providing retail space on the ground floor with the benefit of rear servicing access and the two upper levels held for conversion to provide two flats and subject to a separate long-leasehold interest.

The premises provide a rectangular sales area with an aluminium and glazed shop front fitted, have been used for some years for the sale of fashion accessories and would be suitable for a wide variety of alternative retail and non-retail trades 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	IMPERIAL	METRIC
Ground	Gross Frontage	20ft. 0ins.	6.10m.
	Net Frontage	17ft. 8ins.	5.40m.
	Shop Depth	54ft. 7ins.	16.65m.
	Built Depth	71ft. 10ins.	21.90m.
	NET SALES AREA	846 SQ.FT.	78.60 SQ.M.
	Ancillary	165 sq.ft.	15.30 sq.m.
	Male and Female WC facilities	-	-
Basement	Storage	-	-
	TOTAL NET FLOOR AREA	1,010 SQ.FT.	93.90 SQ.M.
External	Rear servicing with vehicular access from Stafford 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 premises is £26,250 with an estimated uniform business rates payable of £13,098.75 per annum under normal circumstances. Please note that an occupier will be entitled to 100% rates relief up to the 30th June 2021 and 66% thereafter until the 31st March 2022. 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 105 within Band E. A full certificate with recommendations will be provided on request.

TERMS

The ground floor premises are available on a new full repairing and insuring lease for a term to be agreed at a commencing rental of **£9,950** per annum exclusive of rates with upward only reviews to be at five yearly intervals. As an alternative, the landlord is prepared to consider the sale of the freehold interest in the building, in respect of which offers in the region of **£125,000** are invited. The two upper floors are in separate ownership on a long leasehold basis for a term of 125 years from the 24th April 2020 and produce a rental of £300 per annum. VAT is applicable in this instance.

LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in any sale and the preparation of any lease and 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/unsold. In the event of a sale, confirmation of the tenure will be provided by the owner's solicitors at the pre-contract enquiry stage.

VACANT POSSESSION OF THE GROUND FLOOR WILL BE GIVEN ON COMPLETION

BP/4057

25.03.2021