

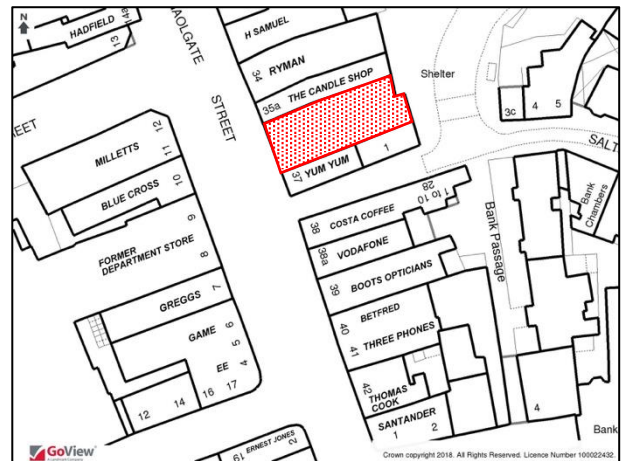
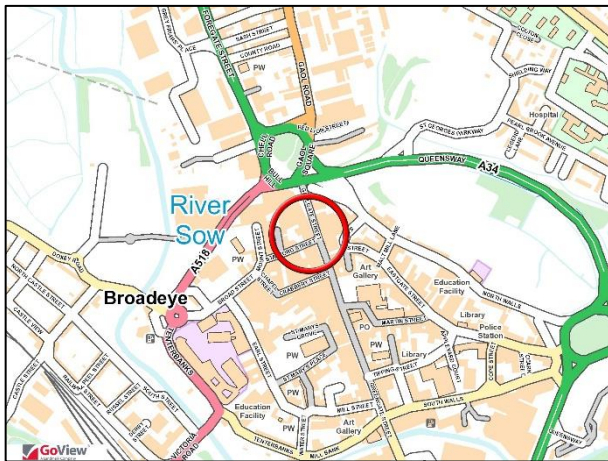


**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

## Prime Retail Unit To Let in Stafford Town Centre



- **Nos. 35-36 Gaolgate Street, Stafford, Staffordshire, ST16 2NT.**
- **3,676 sq.ft. (341.51 sq.m.)**
- **Retail area - 2,139 sq.ft. (198.80 sq.m.)**
- **Close to Ryman, H Samuel, Costa Coffee, Milletts, Edinburgh Woollen Mill, Tresspass, Costa Coffee Game, EE, Vodafone and Boots Opticians**
- **Prominent trading position**
- **Rear servicing**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

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## LOCATION

The property occupies a prime trading position in Stafford Town Centre and lies on the east side of the pedestrianised Gaolgate Street close to its junction with Salter Street. Branches of COSTA COFFEE, RYMAN, MILLETTS, EDINBURGH WOOLLEN MILL, BOOTS OPTICIANS, GAME, EE, GREGGS and THOMAS COOK are located in the immediate vicinity.

## DESCRIPTION

The property comprises a three-storey building of brick and tile construction providing rectangular-shaped retail space on the ground floor with an aluminium and glazed shop front fitted, stockroom and ancillary areas on the two upper levels and the benefit of rear servicing access.

The premises have been used for some years for the sale of fashionwear 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		IMPERIAL	METRIC
Ground	Gross Frontage	30ft. 4ins.	9.25m.
	Net Frontage	26ft. 9ins.	8.15m.
	Average Width	29ft.4ins.	8.94m.
	Shop Depth	75ft. 0ins.	22.86m.
	<b>NET SALES AREA</b>	<b>2,139 SQ.FT.</b>	<b>198.71 SQ.M.</b>
	Ancillary	110 sq.ft.	10.22 sq.m.
First	Storage	1,005 sq.ft.	93.36 sq.m.
Second	Storage and staff WC facility	422 sq.ft.	39.20 sq.m.
	<b>TOTAL NET FLOOR AREA</b>	<b>3,676 SQ.FT.</b>	<b>341.49 SQ.M.</b>
External rear servicing with access from Vine 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 £20,250 with uniform business rates payable of £9,942.75 for the year ending March 2020. It should be noted that the rates payable calculation may vary as a consequence of transitional relief provisions. These details have been based on the information provided by the Valuation Office's website and the local authority 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 114 within Band E. A full certificate with recommendations will be provided on request.

## TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed at a commencing rental of **£50,000** per annum, exclusive of rates and VAT, with upward only reviews to be at five yearly intervals.

## 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, Rob Alston Retail. Tel: 03301 233224.

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

**VACANT POSSESSION WILL BE GIVEN ON COMPLETION**

## BP/4067

22.01.2019

Rev'd. 15.08.2019