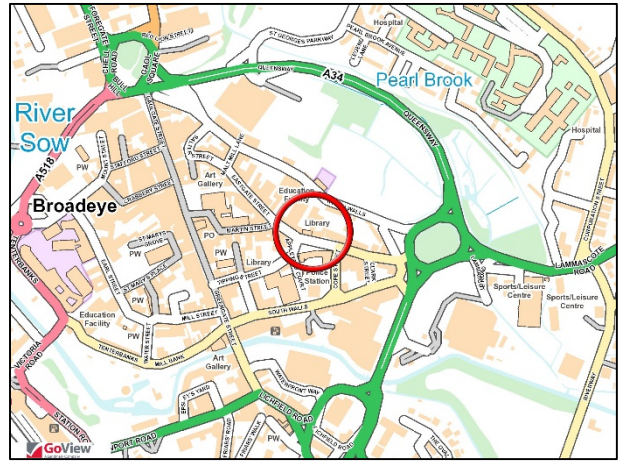




## Retail Premises To Let in Stafford Town Centre



- **No. 20 Eastgate Street, Stafford, Staffordshire, ST16 2LZ**
- **570 sq.ft. (52.95 sq.m.)**
- **Suitable for a variety of retail or non-retail uses**
- **Available for early occupation**
- **Short stay on-street parking at front**
- **Rates free from April 2018, subject to tenant qualifying criteria**

## LOCATION

The property is prominently situated in Stafford Town Centre in a well-established trading area on the north side of the one-way Eastgate Street close to its junction with Tipping Street. The area is dominated by a mixture of residential, office and other commercial uses.

## DESCRIPTION

The property comprises part of a two-storey brick and tile building providing a ground floor retail unit with a separate tenanted self-contained flat above.

The premises have been used as an insurance office for a number of years, have a timber and glazed shop front and suspended ceiling with recessed lighting fitted and provide a sales area with some partitioning installed together with refreshment/storage and WC facilities at the rear.

The accommodation would be suitable for a wide variety of retail purposes or 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)

FLOOR	DESCRIPTION	NET FLOOR AREA (SQ.FT.)	NET FLOOR AREA (SQ.M.)
Ground	Sales area with partitioned office	460	42.73
	Stockroom/staff area	110	10.22
	WC facility	-	-
<b>TOTAL NET FLOOR AREA</b>		<b>570</b>	<b>52.95</b>
<b>EXTERNAL</b> side passage providing pedestrian access from Eastgate Street to the rear.			

## 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 has been assessed at £5,600 with no uniform business rates payable for the year ending March 2019 subject to certain tenant qualifying criteria. Please note that transitional relief provisions may apply in this case and that the rates payable figure may be higher or lower 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 the property indicates an Asset Rating of ### within Band ##. A full certificate with recommendations will be provided on request.

## TERMS

The premises are available on new effectively full repairing lease for a term to be agreed at a rental of £6,950 per annum with upward only rent reviews to be at three yearly intervals. The landlord will insure the whole of the property and then recharge the tenant the appropriate apportioned cost thereof.

## 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/4086**

13/08/18