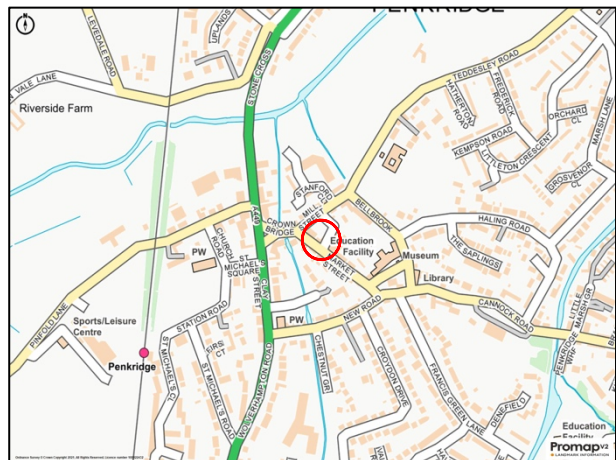
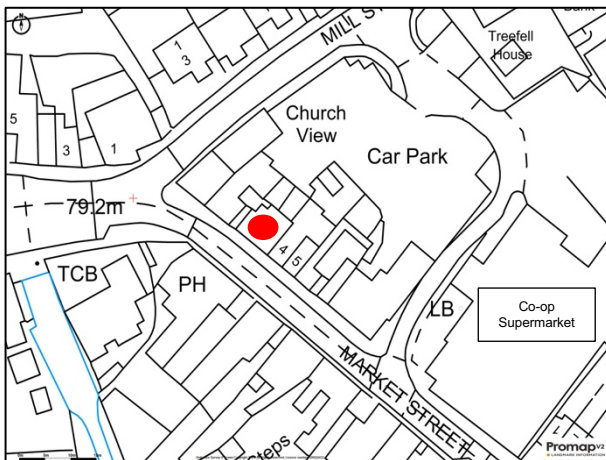




**Retail Premises
To Let
in
Penkridge
Stafford**



- **No. 3 Market Street, Penkridge, Stafford, Staffordshire, ST19 5DH**
- **575 sq.ft. (53.40 sq.m.)**
- **Town centre position**
- **Wide frontage**
- **Previously used as a hairdressing salon**
- **Suitable for a variety of trades within Use Class E**
- **Immediate availability**
- **Rates free subject to tenant qualification**

LOCATION

The property is situated in the centre of Penkridge on the north side of Market Street close to its junction with Crown Bridge and Mill Street. Penkridge is a small market town located approximately five miles to the south of the county town of Stafford and has a thriving commercial centre and a popular Wednesday and Saturday market drawing custom from a wide geographical area. There is a Co-operative supermarket branch close by and the immediate street scene is characterised by small scale niche retailing including a café, butchers and gift shop as immediate neighbours.

DESCRIPTION

The property forms part of a terrace block of shop units of two-storey rendered brick and tile construction with self-contained separately let flats above and provides a retail unit previously used as a hairdressing salon with a timber and glazed frontage and the added benefit of a rear shared rear servicing and loading area.

The premises would be suitable for a wide variety of retail or non-retail purposes, subject to any planning consent required by the relevant local authority, and their availability offers an infrequent opportunity to acquire a trading presence in a busy market town setting.

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

FLOOR	DESCRIPTION	IMPERIAL (SQ.FT.)	METRIC (SQ.M.)
GROUND	Retail area	420	39.01
	Ancillary area/stockroom	105	9.75
	Kitchen	50	4.64
	Boiler room	-	-
	WC facility	-	-
TOTAL NET FLOOR AREA		575	53.40

EXTERNAL shared rear servicing area with vehicular access from Mill Street and providing one parking space.

SERVICES

All mains services are connected. The premises are centrally heated by hot water radiators fed by a gas-fired boiler.

ASSESSMENTS

The local authority for rating purposes is South Staffordshire Council. The rateable value of the property has been assessed at £4,900 with no Uniform Business Rates payable for the year ending in March 2021 subject to certain tenant qualifying 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

An Energy Performance Certificate will be provided. A full certificate with recommendations will also be available on request.

TERMS

The premises are available on a new internal repairing lease for a term to be agreed at a rental of **£9,950** per annum exclusive of rates with upward only reviews to be at three yearly intervals. The landlord will insure the property and recharge the tenant the cost thereof. VAT is not applicable in this instance.

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/4129

29.01.2021