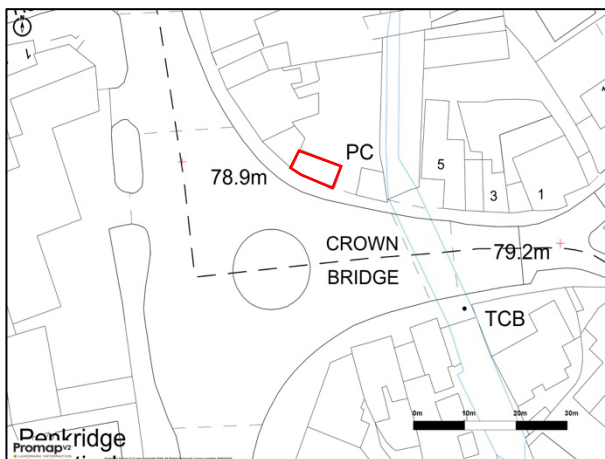




**Prominently Situated  
Retail Premises  
To Let  
in  
Penkrige  
Stafford**



- **No. 1 Stone Cross, Penkrige, Stafford, Staffordshire, ST19 5AS**
- **700 sq.ft. (65.01 sq.m.)**
- **Town centre position**
- **Suitable for retail, professional, financial services and cafe/restaurant uses**
- **Immediately available**
- **On-street parking at the front (one hour restricted)**
- **Close to all amenities**
- **Part air-conditioned**
- **Rates free subject to tenant qualification**

## LOCATION

The property is prominently situated in the centre of Penkridge on the east side of the A449 Stafford to Wolverhampton trunk road at Stone Cross and at its junction with Crown Bridge. 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 bus stop immediately at the front together with the benefit of on-street parking limited to one hour.

## DESCRIPTION

The property sits at the end of a terrace and is of two-storey brick and tile construction providing retail premises previously used as a sandwich bar and as an estate agent's showroom and offices.

The accommodation consists of a retail area at ground floor level with ancillary space on the first floor and would be suitable for a wide variety of other retail or non-retail purposes subject to any planning consent required by the relevant local authority.

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

| FLOOR  | DESCRIPTION                 | SQ.FT.     | SQ.M.        |
|--------|-----------------------------|------------|--------------|
| GROUND | Retail area                 | 385        | 35.76        |
| FIRST  | Room No. 1                  | 220        | 20.44        |
|        | Room No. 2                  | 95         | 8.83         |
|        | WC facility                 | -          | -            |
|        | <b>TOTAL NET FLOOR AREA</b> | <b>700</b> | <b>65.03</b> |

## SERVICES

All mains services are connected. The premises are heated by electric panel radiators with air-conditioning to part.

## ASSESSMENTS

The local authority for rating purposes is South Staffordshire Council. The rateable value of the property has been assessed at £4,950 from April 2023 with no uniform business rates payable subject to certain tenant qualification 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 75 within Band C. A full certificate with recommendations will be provided on request.

## TERMS

The premises are available on a new full repairing lease for a term to be agreed at a rental of **£11,000** 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**

01.02.2023