



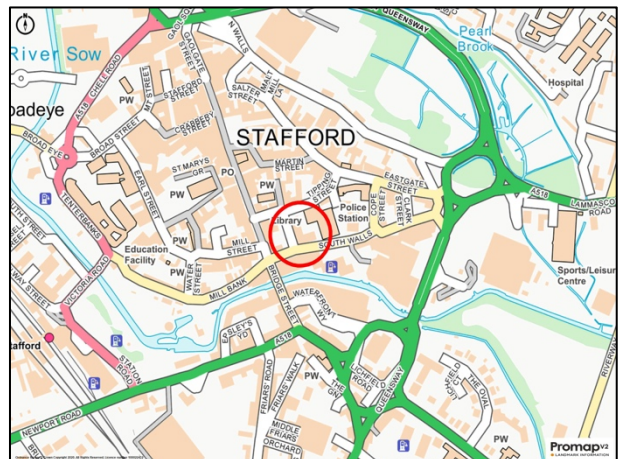
MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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www.millarsandy.com

BY INSTRUCTIONS OF STAFFORDSHIRE COUNTY COUNCIL

**Prime
Retail Premises
To Let
in
Stafford Town Centre**



- **Retail Unit No. 2, Staffordshire Place, Stafford, Staffordshire, ST16 2LP**
- 1,775 sq.ft. (164.90 sq.m.)
- Suitable for a variety of uses including as a café, bar or restaurant
- Opposite Verso Lounge and close to the public library
- Part of the County Council's headquarters block
- Close to new Riverside shopping development
- Planning consent for external seating
- Rates relief up to April 2021

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

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LOCATION

The property forms part of the County Council's headquarters complex, is prominently situated in Stafford town centre on the north side of South Walls at its junction with Tipping Street, adjacent to WOLVERHAMPTON UNIVERSITY'S REGIONAL LEARNING CENTRE and opposite the VERSO LOUNGE bar and the public library. The new Riverside Shopping Centre is close by where PRIMARK, MARKS & SPENCER, OUTFIT and other nationally known multiple retailers are represented.

DESCRIPTION

The property provides accommodation arranged on the ground floor with a sizeable L-shaped sales area, extensive plate glass window frontages on three sides and a rear section leading to staff and toilet facilities.

The premises have been previously used as a cafe and dessert shop and their availability offers an ideal opportunity for a retailer to acquire a town centre presence with a large office workforce on the doorstep in an attractive plaza setting with outside seating during business hours.

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	Retail/Café area including staff and WC facilities	1,775 sq.ft.	164.90 sq.m.
TOTAL NET FLOOR AREA		1,775 sq.ft.	164.90 sq.m.

SERVICES

Mains water, electricity and drainage are connected. Air-conditioning is fitted.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The premises are currently listed with a rateable value of £28,000 with an estimated uniform business rates payable of £13,748 per annum for the year ending in March 2020. A discount of 33.33% on the payable figure is applicable up to April 2021. Please note 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 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 58 within Band C. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on a internal repairing lease for a term to be agreed at a commencing rental of **£28,000** per annum, exclusive of rates, and VAT if applicable, with upward only reviews to be at five yearly intervals. A service charge applies to cover external repair and maintenance, buildings insurance and window cleaning.

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/4137