

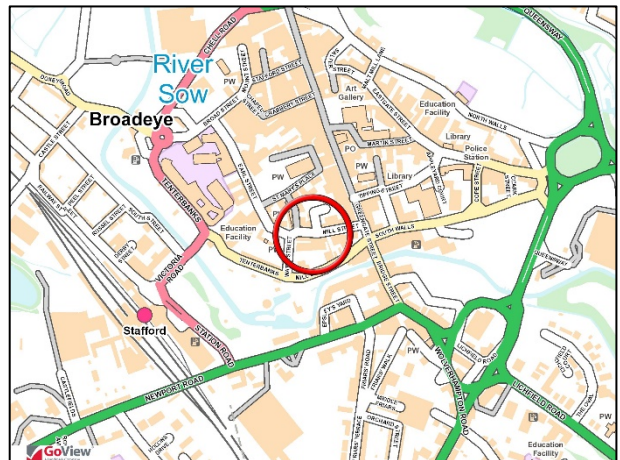
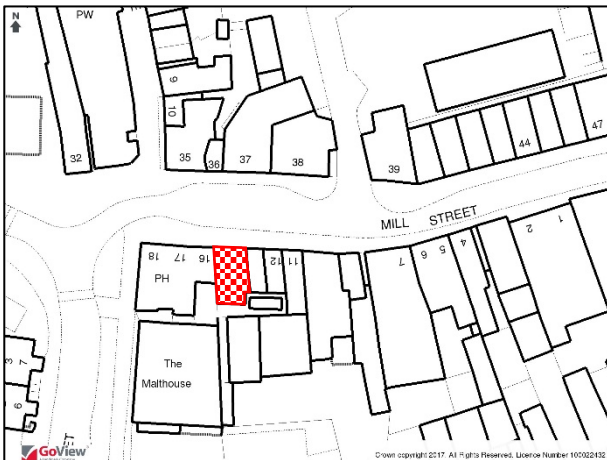


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

**Centrally Located
Office Suite
To Let
in
Stafford**



- **First Floor, Nos. 14/15 Mill Street, Stafford, Staffordshire, ST16 2AJ**
- **490 sq.ft. (45.52 sq.m.)**
- **Ground floor showcase/display window**
- **Town centre location**
- **Situated in the conservation area**
- **Close to all amenities**
- **Long-stay parking nearby**
- **Rates free from March 2022 subject to tenant qualification**
- **Stafford station within reasonable walking distance**

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LOCATION

The premises are situated in the town centre conservation area on the south side of Mill Street close to its junction with Water Street. Mill Street is a popular secondary trading position just off the Stafford's main shopping thoroughfare with the area characterised by retail outlets operated by small traders offering a wide variety of consumer goods. QBE, a major multinational insurer, has its regional headquarters base in the vicinity. The County and Borough local authorities also have a major presence in the centre.

The town's main line railway station providing inter-city connections throughout the national network is within a short walking distance and the County Court complex is also close by. Stafford particularly benefits from excellent motorway communications links with Junctions 13 and 14 of the M6 about three miles equidistant.

DESCRIPTION

The premises form part of a two-storey building of brick and tile construction and provide a small self-contained suite of carpeted offices at first floor level with the benefit of a display window frontage adjacent to the ground floor entrance.

The availability of the space offers an ideal opportunity for an ingoing tenant to acquire a town centre presence in a busy location at a reasonable rental and with no business rates payable subject to tenant qualification.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
Ground	Entrance and display window	-	-
First	Reception/Waiting area	165	15.32
	Office No. 1	125	11.61
	Office No. 2	125	11.61
	Staffroom/Kitchen	75	6.96
	WC facility	-	-
TOTAL NET FLOOR AREA		490	45.50

SERVICES

Mains water, electricity and drainage are connected. Electric storage heaters are fitted.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value has been assessed at £5,900 with no uniform business rates scheduled to be payable for the year ending March 2023, 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

The Energy Performance Certificate issued for this property indicates an Asset Rating of 117 in Band E. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on a new effectively full repairing lease for a term to be agreed at a rental of **£5,500** per annum exclusive of rates and VAT with upward only reviews to be at five yearly intervals. The landlord will insure the building 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/4174

15/09/2022