



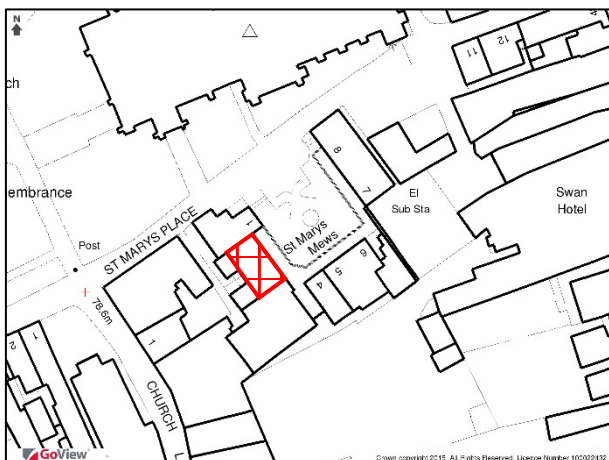
MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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BY INSTRUCTIONS OF GREATREX LIMITED

Office Suite To Let in Stafford Town Centre



- **Office Suite No. 2, St Mary's Mews, St Mary's Place, Stafford, Staffordshire, ST16 2AT**
- **570 sq.ft. (52.95 sq.m.)**
- **Grade II listed**
- **Attractive refurbished retail and office development**
- **Central location close to Guildhall Shopping Centre**
- **Heating/air-conditioning with carpeting and beam features**
- **Opposite St Mary's Church**
- **Walking distance to Stafford station**

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LOCATION

St Mary's Mews is situated in the town centre on the south side of St Mary's Place just off the main shopping thoroughfare, close to MCDONALDS and the ANCIENT HIGH HOUSE and immediately opposite ST MARY'S CHURCHYARD. The immediate area is characterised by a mixture of professional, retail and restaurant activity and, being located just off the main shopping thoroughfare, the premises are also close to a number of major nationally known high street retailers.

Junctions 13 and 14 of the M6 motorway are approximately three and two miles distant respectively and provide access to Manchester and the north-west, London and the south-east by way of the M1 link and Bristol and the south-west through its connection with the M5. The town's main-line railway station, which is within walking distance, provides Intercity connections throughout the national rail network.

DESCRIPTION

The premises comprise a first floor office suite forming part of a retail and office development created out of the sympathetic redevelopment of the Grade II listed Victorian former St Mary's Schoolrooms with two other separately occupied office suites at first floor level and a restaurant and five retail units on the ground floor. Other trades currently represented in the Mews include a specialist candle shop, a hairdresser, a nail salon, an artist gallery and a recruitment company.

The accommodation is fitted with comfort cooling, floor boxes, Category II suspended lighting, carpeting and has attractive original beam features with the availability of the premises likely to be of interest to office or other commercial users requiring a town centre presence in an attractive setting.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
FIRST	Open plan office including refreshment point with built in fridge.	570	52.95
	WC facility accessed through a shared landing area.	-	-
	TOTAL NET FLOOR AREA	570	52.95

SERVICES

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

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the premises has been assessed at £6,000 with no uniform business for the year commencing 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

As part of a listed building, an Energy Performance Certificate is not required in this instance.

TERMS

The premises are available on a new internal repairing lease for a term to be agreed at a commencing rental of **£5,500** per annum exclusive of rates, with upward only rent reviews to be at three yearly intervals. An apportioned service charge is levied by the landlord to cover the cost of the cleaning of the common areas and external maintenance and repairs. The cost of insurance is recharged on an annual basis as a separate item. VAT is applicable on the rental and service charge costs.

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/4188 29.09.2021

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