

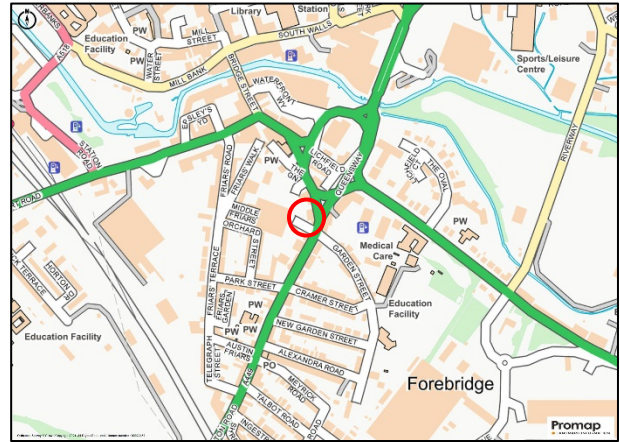
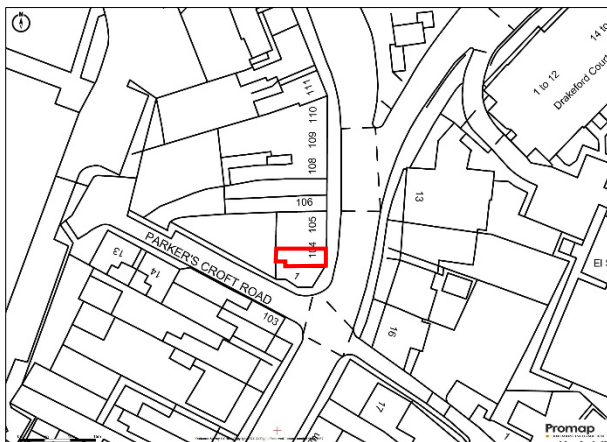


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

Prominently Situated Retail Unit To Let in Stafford



- **Shop No. 2, No. 104a Wolverhampton Road, Stafford, Staffordshire, ST17 4AH**
- **290 sq.ft. (26.94 sq.m.)**
- **Main road location**
- **Previously used and fitted out as a body art studio**
- **Suitable for a variety of retail or non-trades subject to planning consent**
- **Immediately available**
- **Suspended ceiling and recessed lighting fitted**
- **Competitive rental**
- **Rates free to qualifying users**

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LOCATION

The premises are prominently situated on the west side of the A449 Wolverhampton Road at its junction with Parkers Croft Road and approximately two thirds of a mile south-east from Stafford Town Centre. The area is characterised by small scale specialist retailing with hot food takeaway uses.

DESCRIPTION

The premises form part of a terrace of three shops created out of the refurbishment of a two-storey building of rendered brick and slate construction enlarged at the rear by way of single-storey extensions to provide sales space at ground floor level with separately occupied office accommodation above.

The premises have most recently been used as a body art studio would be suitable for a wide variety of retail trades and are likely to be of particular interest to parties seeking to establish a start-up venture at an economical rental.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	Retail/studio area	275	25.54
	Kitchenette	15	1.39
	WC facility	-	-
TOTAL NET FLOOR AREA		290	26.93

EXTERNAL loading and unloading facilities at rear with vehicular access from Parkers Croft Road.

SERVICES

Mains water, electricity and drainage are connected. The premises are heated via a wall-mounted electric convector.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property has been assessed at £4,800 with no uniform business payable 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 90 within Band D. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on a new internal repairing lease for a term to be agreed at a commencing rental of **£4,500** per annum exclusive of rates with upward only rent reviews to be at three yearly intervals. The landlord will insure the premises and maintain the exterior and then recharge the tenant the apportioned 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/4189

27.11.2021