

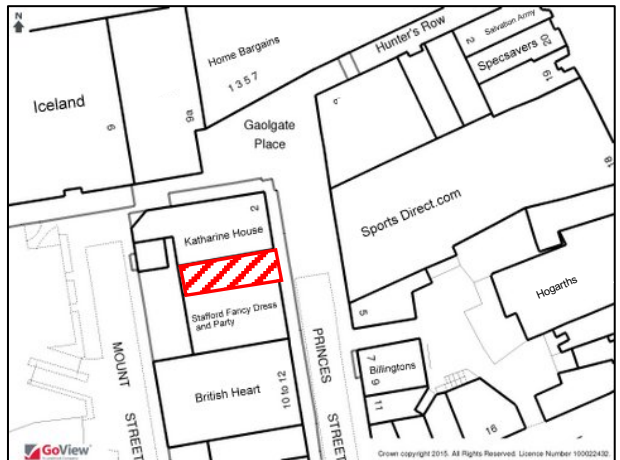
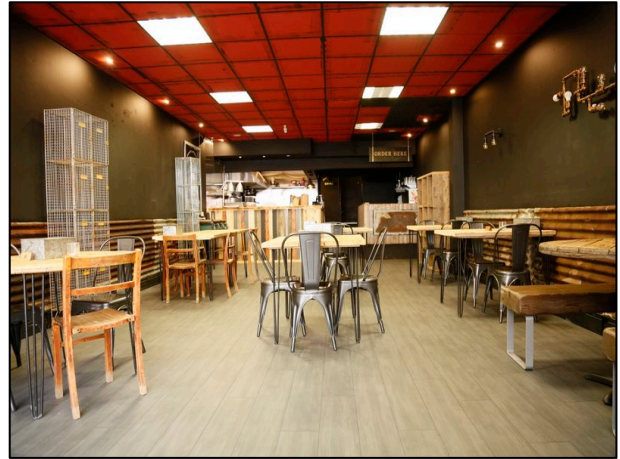


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

**Fully Fitted
Restaurant Premises
To Let
in
Stafford Town Centre**



- **No. 6 Princes Street, Stafford, Staffordshire, ST16 2BN**
- **970 sq.ft. (90.11 sq.m.)**
- **Ready for immediate trading**
- **Opposite Sports Direct**
- **Close to Home Bargains, Iceland and British Heart**
- **Adjacent to Katharine Hospice Shop**
- **Short-stay car parking nearby (free in evenings)**
- **Low rental**
- **Rear servicing**
- **Rates free subject to tenant qualification**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

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LOCATION

The property occupies a prominent trading position in Stafford town centre and is situated on the west side of the pedestrianised Princes Street. Branches of multiple retailers in the vicinity include SPORTS DIRECT, HOME BARGAINS, ICELAND and BRITISH HEART. There is an NCP car park at the rear of the properties opposite and a direct pedestrian feed to public car parking around the nearby SAINSBURY'S store.

DESCRIPTION

The premises comprise a retail unit forming part of a three-storey development, have an aluminium and glazed shop front and provide a ground floor sales area with the benefit of rear access over a service yard.

The property has been fully fitted out to provide a restaurant and home delivery service specialising in an artisan burger menu but would be suitable for a wide variety of alternative catering styles.

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

FLOOR	DESCRIPTION	IMPERIAL	METRIC
Ground	Sales area	970 sq.ft.	90.11 sq.m.
TOTAL NET FLOOR AREA		970 sq.ft.	90.11 sq.m.
EXTERNAL common rear servicing yard with vehicular access from Mount Street.			

SERVICES

Mains water, electricity and drainage are connected.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property is £11,750 with no uniform business rates payable subject to tenant qualification as at the date of these particulars. 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 96 in Band D. A full certificate with recommendations will be provided on request.

FIXTURES AND FITTINGS

The premises are offered with the benefit of the current fit-out for catering purposes and an inventory of the fixtures and fittings to be included in the disposal will be provided on request.

LEASE

The premises are currently held on a five year internal repairing lease from the 12th April 2021 at a rental of £4,000 per annum without review. There is provision for the landlord recharging the apportioned cost of maintaining party walls and any shared areas. VAT is not applicable in this instance.

TERMS

Offers in the region of **£39,950** are invited for the benefit of the remainder of the leasehold interest and the trade fixtures and fittings in situ.

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/4191

28.11.2021