

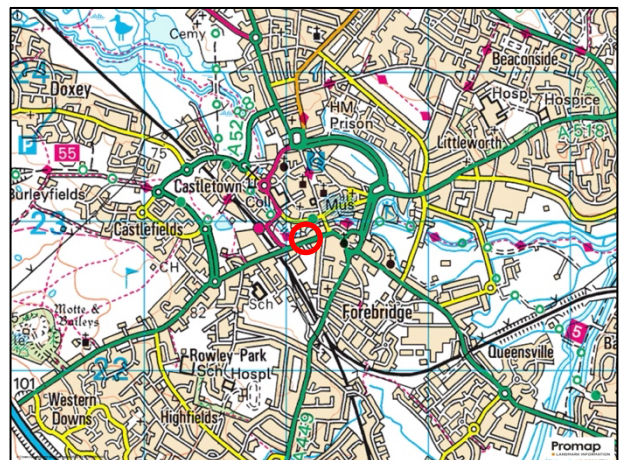
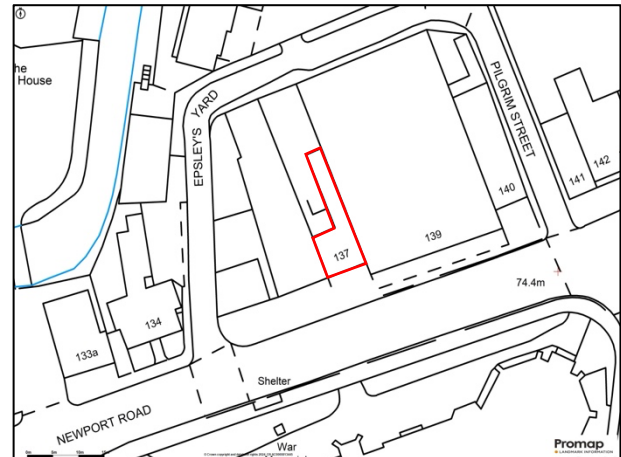


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

**Prominently Situated
Former Takeaway Premises
To Let
in
Stafford**



- **No. 137 Newport Road, Stafford, Staffordshire, ST16 2EZ**
- **750 sq.ft. (69.67 sq.m.)**
- **Ground floor only available**
- **Prominent trading location**
- **Adjacent to the Couture Event Venue**
- **Previously used as a pizza and kebab takeaway**
- **Suitable for a variety of other catering styles**
- **Business rates free for qualifying tenants**

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LOCATION

The property is prominently situated on the fringe of Stafford town centre on the north side of the A518 Newport Road between its junctions with Espleys Yard and Friars Road. The immediate area is characterised by the presence of takeaway outlets, craft beer shops, hairdressers and residential property. There is Tesco supermarket close by. The Couture Event Venue, a well-known long established well-known nightclub, is adjacent.

DESCRIPTION

The premises comprise the ground floor of a three-storey building of brick and tile construction and provides a retail unit with a glazed shop front fitted. The upper floors provide self-contained separately occupied residential space.

The accommodation has most recently been used as a pizza and kebab takeaway and would be suitable for a wide variety of alternative catering operators. The availability is likely to be particularly attractive to prospective tenants looking for an operation that requires a relatively modest amount of investment before trading.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	Retail area	500	46.45
	Kitchen/Preparation Areas	200	18.58
	WC	-	-
	Store	50	4.64
TOTAL NET FLOOR AREA		750	69.67
EXTERNAL gated surfaced service yard at rear with vehicular access from Espleys Yard.			

SERVICES

All mains services are connected.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property is £8,200 with no rates payable of for the year ending in March 2025 subject to tenant qualification. These details have been based on the information provided by the Valuation Office's website and Stafford Borough Council's Business Rates Department and should be double-checked by any party intending to enter any commitment that relies on their accuracy.

EPC

The Energy Performance Certificate for this property indicates an asset rating of 42 within Band B. A full certificate with recommendations will be provided on request.

TOWN PLANNING

Planning Consent No. 09/12689/COU, issued by Stafford Borough Council on the 4th February 2010, currently applies and granted permission for a change of use from a restaurant (A3) to a hot food takeaway (A5) with no hours of business restrictions.

TERMS

The premises are available on a new full repairing lease for a term to be agreed at a commencing rental of **£12,000** per annum exclusive of rates with upward only reviews to be at three yearly intervals. The landlord will insure the property and then recharge the tenant the 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 counterpart lease, together with any Stamp Duty and VAT due thereon.

VIEWING

By arrangement with the agents' Stafford offices.

The property is offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/4202

12.09.2024