



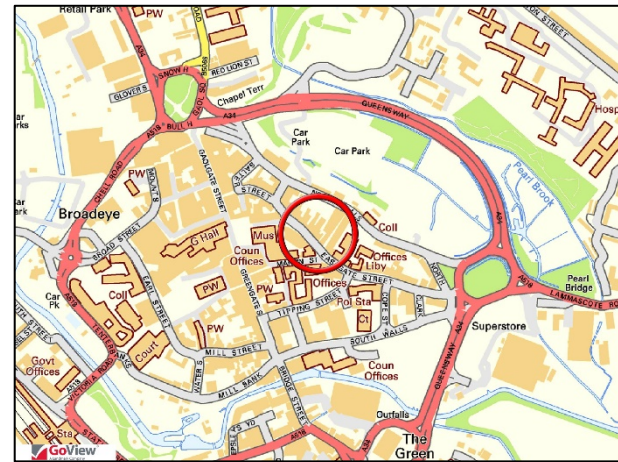
MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

BY INSTRUCTIONS OF SANDHILL INVESTMENTS LIMITED

**Prominently Situated
Ground Floor
Retail Unit
To Let
in
Stafford Town Centre**



- **Shop No. 1, No. 9 Eastgate Street, Stafford, Staffordshire, ST16 2NQ**
- **250 sq.ft. (23.23 sq.m.)**
- **Grade II Listed Building**
- **Nearby large public car park at Kingsmead with two hours free parking**
- **Close to Aldi supermarket and B & M outlets in the area**
- **Suits specialist niche retailing**
- **Rates free from April 2023, subject to qualification**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

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LOCATION

The property is located within a retail and office development prominently situated in Stafford town centre on the north side of Eastgate Street between its junctions with Martin Street and Market Street. The former Kingsmead car park is located nearby and has been redeveloped to provide a new Aldi supermarket and B & M store with two hours' free parking.

DESCRIPTION

The premises form part of an attractive half-timbered two-storey brick and tile listed building and provide a ground floor lock-up retail unit previously used for the sale of giftware but suitable for a variety of alternative retail purposes or for other non-retail uses subject to any planning consent considered appropriate by the relevant Local Authority.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	Retail area	210	45.99
	Stockroom/Office	40	3.72
	WC	-	-
TOTAL NET FLOOR AREA		250	23.23

SERVICES

Mains water, electricity and drainage are connected. The premises are heated by electric convectors.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value from the 1st April 2023 is £4,450 with, subject to certain qualifying criteria, no uniform business rates payable for the year ending March 2024. 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 **£6,250** per annum exclusive of rates and VAT with upward only reviews to be at three yearly intervals. The landlord recovers from the tenant the cost of external maintenance, repairs and insurance by way of a service charge. A management charge also applies.

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/4213

25/01/23