

LOCATION

The property occupies a prime trading position in Stafford Town Centre and lies on the west side of the pedestrianised Gaolgate Street between its junctions with Salter Street and Stafford Street. Branches of COSTA COFFEE, EE, THREE, BOOTS OPTICIANS, MILLETTS, RYMAN, VODAFONE, HAYS TRAVEL and other well-known national retailers are located in the immediate vicinity.

DESCRIPTION

The property forms part of a three storey building of brick and tile construction providing three retail units on the ground floor with one let to EE and with the two upper levels subject to plans for residential conversion.

The premises provide a rectangular sales area with an aluminium and glazed shop front fitted, have been used for some years for the sale of video games hardware and software and would be suitable for a wide variety of alternative retail and non-retail trades 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	IMPERIAL	METRIC
Ground	Gross Frontage	24ft.	7.31m.
	Net Frontage	23ft.	57.01.
	Shop Depth	67ft.	20.42m.
	NET SALES AREA	1,675 SQ.FT.	155.61 SQ.M.
	Ancillary	75 sq.ft.	6.96 sq.m.
	TOTAL NET FLOOR AREA	1,750 SQ.FT.	162.57 SQ.M.

SERVICES

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

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property has been assessed at £41,000 with an estimated uniform business rates payable of £20,459 for the year ending in March 2022. Please note that the rates payable calculation may vary as a consequence of transitional relief provisions. 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. Rates relief should apply to this property until April 2022.

EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 125 within Band E. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed at a commencing rental of **£16,000** per annum, exclusive of rates, with upward only reviews to be at five yearly intervals. VAT is 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 premises are offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/4176

24.06.2021