



**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

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## Retail Unit To Let in Stafford Town Centre



- **No. 2 Bailey Street, Stafford, Staffordshire, ST17 4BG.**
- **190 sq.ft. (17.65 sq.m.)**
- **Immediate availability**
- **Adjacent to the Stafford Cinema**
- **On the town's main leisure circuit**
- **Rates free from March 2017 (subject to criteria)**

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## LOCATION

The property is situated in the conservation area at the southern end of Stafford town centre on the west side of Bailey Street close to its junctions with Lichfield Road, Bridge Street and Newport Road, immediately adjacent to an Indian restaurant and in an area characterised by a mix of local trader retail and leisure uses.

## DESCRIPTION

The premises form part of the Stafford Cinema building and comprise a small self-contained lock-up retail unit providing sales space on the ground floor with a timber and glazed frontage, has most recently been used as a barber shop and would be suitable for a wide variety of alternative retail purposes or for non-retail use subject to the appropriate planning consent.

The availability of the property offers an ideal opportunity for an incoming tenant to acquire a town centre trading presence in an accessible location at a reasonable rental and, subject to certain criteria, free from the payment of business rates.

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

	DESCRIPTION	IMPERIAL	METRIC
GROUND FLOOR	Net Frontage	12ft.	4.57m.
	Maximum Width	12ft.	4.57m.
	Maximum Depth	19ft.	5.79m.
	Retail Area	190 sq.ft.	17.65 sq.m.
TOTAL NET FLOOR AREA		190 SQ.FT.	17.65 SQ.M
EXTERNAL small yard area leading to WC facility.			

## 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 does not seem to have been recorded but, notwithstanding that, subject to certain qualifying criteria, no uniform business rates are likely to be due for the year ending March 2018 in any event. 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 **###** in Band **###**. A full certificate with recommendations will be provided on request.

## TERMS

The premises are available on a new effectively full repairing lease for a term to be agreed at a rental of **£5,500** per annum exclusive of rates and VAT with upward only reviews to be at three yearly intervals. The landlord will insure the building and then recharge the tenant the appropriate apportioned cost thereof.

## 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/4590**

10.12.2017