

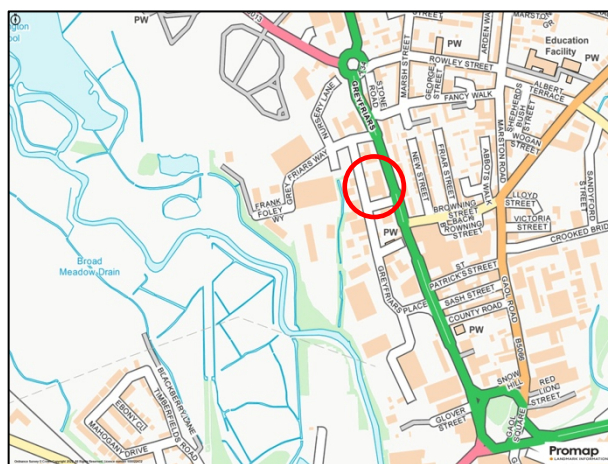


**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

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**Prominently Situated  
Retail/Commercial Premises  
To Let  
in  
Stafford**



- **No. 20 Greyfriars, Greyfriars, Stafford, Staffordshire, ST16 2SA**
- **1,535 sq.ft. (142.60 sq.m.)**
- **Main road position fronting A34 Foregate Street**
- **Suitable for a variety of commercial purposes**
- **Close to Screwfix, National Tyres, Halfords, Magnet, Currys, Lidl and Wickes**
- **Staff parking space at rear**
- **Immediately available**
- **Rates free for qualifying tenants**

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## LOCATION

The property is prominently situated at Greyfriars on the fringe of Stafford town centre and on the west side of the A34 Foregate Street at its junction with Snows Yard. The Greyfriars area has been extensively developed over the years to provide a mix of trade counter and retail warehouses with Screwfix, Magnet, Halfords, Wickes, National Tyre Service, Currys, Lidl, Dream, The Range and Dunelm represented close by.

## DESCRIPTION

The premises form the ground floor of a two-storey building of flat-roofed brick construction with a single-storey extension at the rear and provide commercial premises used as a bedding and furniture store for a number of years but now available due to tenant retirement. The self-contained first floor space is subject to a separate tenancy arrangement.

The accommodation consists of a retail area at ground floor level with stockroom and ancillary space and would be suitable for a wide variety of other retail or non-retail purposes, subject to any planning consent required by the relevant local authority, and are free of business rates payable subject to tenant qualification.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	Showroom	1,090	101.26
	Stockroom	375	34.83
	Office/Staff	70	6.50
	Male & female WC facilities	-	-
	<b>TOTAL NET FLOOR AREA</b>	<b>1,535</b>	<b>142.60</b>

**EXTERNAL** access to the rear for servicing purposes from Snows Yard via a concrete surfaced side drive with one allocated car parking space.

## SERVICES

All mains water, electricity, including a three-phase supply, and drainage are connected.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property has been listed at £7,900 rising to £9,100 from April 2023 with no business rates payable subject to certain criteria under the Small Business Rates Relief Scheme. 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 104 within Band E. A full certificate with recommendations will be provided on request.

## TERMS

The premises are available on a new full repairing lease for a term to be agreed at a rental of **£18,750** per annum exclusive of rates with upward only reviews to be at three yearly intervals. The landlord will insure the property and 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 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/5063** 07.01.2023