



**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

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[www.millarsandy.com](http://www.millarsandy.com)

**First Floor  
Office Premises  
To Let  
in  
Stafford  
Town Centre**



- **No. 42a Eastgate Street, Stafford, Staffordshire, ST16 2LY.**
- **940 sq.ft. (87.32 sq.m.)**
- **Prominently situated with main road frontage**
- **Centrally heated**
- **Rear staff parking and servicing area with two spaces**
- **Close to Riverside Shopping Centre**
- **Immediately available**
- **Business Rates free subject to tenant qualification**

**BANK CHAMBERS    SALTER STREET    STAFFORD    ST16 2JU**

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## LOCATION

The property is situated in the town centre at the south-eastern end of Eastgate Street on its south side and between its junctions with Cope Street and South Walls. Junction 14 of the M6 motorway is about two miles to the north and Junction 13 three miles to the south, thereby providing access to the north, the M1 for London and the south-east and the M5 for Bristol and the West Country. Stafford's main-line station provides intercity links throughout the national rail network.

## DESCRIPTION

The premises form part of an end-of terrace two-storey building with part rendered brick elevations and roof in tile providing centrally heated accommodation at first floor level in the past used as a dental surgery but more recently as offices with two spaces on an extensive shared car parking area at the rear.

The accommodation is likely to prove particularly attractive to a commercial or professional user requiring prominent and centrally located space with good access for visiting clientele.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	Entrance Lobby	-	-
FIRST	Office No. 1	190	17.65
	Office No. 2	175	16.26
	Office No. 3	40	3.72
	Staff/Kitchen	55	5.10
	Office No. 4	115	10.68
	Office No. 5	105	9.75
	Office No. 6	130	12.08
	Office No. 7	130	12.08
	Male and Female WC facilities	-	-
TOTAL NET FLOOR AREA		940	87.32
EXTERNAL Shared car parking area at rear surfaced in tarmacadam and providing two allocated spaces with vehicular access from Cope Street.			

## SERVICES

All mains services are connected. The premises are centrally heated by hot water radiators fed by a gas-fired boiler.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The current rateable value of the property has been assessed at £9,900 with no uniform business rates payable for the year ending March 2025 subject to tenant qualification. 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 any commitment that relies on their accuracy.

## EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 193 within Band G. A full certificate with recommendations will be provided on request.

## TERMS

The premises are available on an effectively internal repairing lease for a term to be agreed at a rental of **£7,500** per annum exclusive with upward only rent reviews to be at three yearly intervals. The landlord insures the property and recharges the tenant the appropriate apportioned cost thereof. A service charge also applies. 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 VAT and stamp duty 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/3523**

23.11.2024