



**Retail/Office Premises
To Let
in
Stafford Town Centre**



- **No. 20 Eastgate Street, Stafford, Staffordshire, ST16 2LZ**
- **570 sq.ft. (52.95 sq.m.)**
- **Suitable for a variety of retail or non-retail uses**
- **Available for early occupation**
- **Short stay on-street parking at front**
- **Air-conditioning fitted**
- **Rates free from April 2021, subject to tenant qualifying criteria**

LOCATION

The property is prominently situated in Stafford Town Centre in a well-established trading area on the north side of the one-way Eastgate Street close to its junction with Tipping Street. The area is dominated by a mixture of residential, office and other commercial uses.

DESCRIPTION

The property comprises part of a two-storey brick and tile building and provides a ground floor retail/office unit with a separate tenanted self-contained flat above.

The premises have most recently been used as offices by a care recruitment company, have a timber and glazed shop front and suspended ceiling with recessed lighting fitted and provide a general office/sales areas with some partitioning installed, together with refreshment/storage and WC facilities at the rear.

The accommodation would be suitable for a wide variety of retail purposes or for non-retail use 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	Sales/reception area with partitioned office	460	42.73
	Staff/storage area	110	10.22
	WC facility	-	-
TOTAL NET FLOOR AREA		570	52.95

EXERNAL side passage providing pedestrian access from Eastgate Street to the rear.

SERVICES

Mains water, electricity and drainage are connected. Air-conditioning is fitted with backup electric convectors.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property has been assessed at £5,600 with no uniform business rates payable for the year ending March 2022 subject to certain tenant qualifying criteria. 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 the property indicates an Asset Rating of 98 within Band D. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on new effectively full repairing lease for a term to be agreed at a rental of **£8,950** per annum with upward only rent reviews to be at three yearly intervals. The landlord will insure the whole of the property and then recharge the tenant the appropriate apportioned 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/4086

17.09.2021