



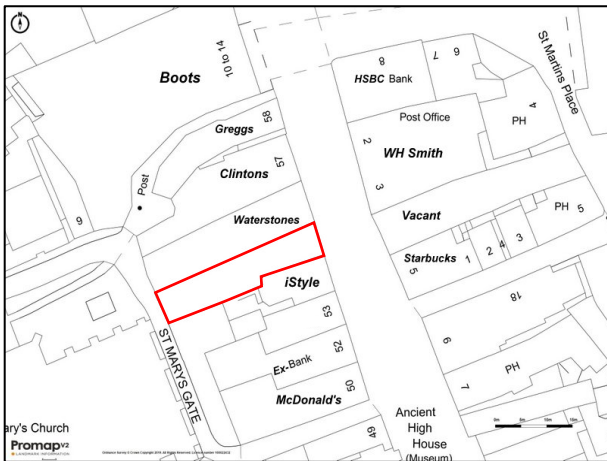
**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

BY INSTRUCTIONS OF FOSSE WAY INVESTMENTS LIMITED

## Prime Retail Premises For Sale or To Let in Stafford Town Centre



### • No. 55 Greengate Street, Stafford, Staffordshire, ST16 2JE

- 1,780 sq.ft. (165.36 sq.m.)
- Substantial ancillary space on upper floors
- Suitable for a variety of trades subject to planning permission
- Opposite Pandora
- Waterstones, Clintons, McDonalds, WH Smith, Greggs and Boots close by
- Prime trading location
- Vehicular servicing at rear

BANK CHAMBERS    SALTER STREET    STAFFORD    ST16 2JU

TEL: 01785 244400    FAX: 01785 244901

mailbox@millarsandy.com    www.millarsandy.com

## LOCATION

The property is prominently situated in Stafford town centre on the west side of the pedestrianised Greengate Street, between its junctions with Market Square and St Mary's Passage and adjacent to WATERSTONES. Branches of BOOTS, MCDONALDS, WH SMITH, STARBUCKS, GREGGS, TIMPSON and CLINTONS are located in the immediate vicinity.

## DESCRIPTION

The property provides accommodation arranged on the ground, first, and second floors with a sizeable rectangular ground floor sales area and a rear section leading to staff facilities and ancillary storage space.

Male and female WC facilities and substantial stockroom space are at first floor level with further ancillary areas on the second floor. The property enjoys the benefit of rear vehicle servicing from St Mary's Place.

The premises have previously been used as a branch of Carphone Warehouse for some years and the availability of the property offers an ideal opportunity for a retailer or investor to acquire a main street presence along a part of the town's trading thoroughfare that has seen relatively few vacant possession freehold purchase opportunities over recent years.

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

FLOOR	DESCRIPTION	IMPERIAL	METRIC
GROUND	Gross Frontage	19ft.10ins.	6.07m.
	Net Frontage	18ft.4ins.	5.59m.
	Shop Depth	90ft.	27.43m.
	<b>NET SALES AREA</b>	<b>1,780 sq.ft.</b>	<b>165.36 sq.m.</b>
	Ancillary area	285 sq.ft.	26.48m.
FIRST	Ancillary area	1,355 sq.ft.	125.88m.
SECOND	Ancillary area	1,045 sq.ft.	97.08m.
	<b>TOTAL NET FLOOR AREA</b>	<b>4,465 SQ.FT.</b>	<b>414.08 SQ.M..</b>
<b>EXTERNAL</b> rear servicing from St Mary's Gate.			

## SERVICES

Mains water, electricity and drainage are connected.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The premises are currently listed with a rateable value of £41,500 with an estimated uniform business rates payable of £20,708.50 per annum for the year ending in March 2022. 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 95 within Band D. A full certificate with recommendations will be provided on request.

## PRICE

Offers over **£300,000** are invited for the benefit of the freehold interest with vacant possession. As an alternative, the premises are available on a new full repairing and insuring lease for a term to be agreed at a commencing rental of **£35,000** per annum, exclusive of rates with upward only reviews to be at five yearly intervals. VAT is applicable on the purchase price and rental.

## LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the sale or 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 property is freehold and offered subject to contract and to being unsold or unlet. **Please note** that the photograph forming part of these particulars shows the property prior to its vacation by the previous tenant, Carphone Warehouse.

## VACANT POSSESSION WILL BE GIVEN ON COMPLETION

**BP/5662 04.10.2021**

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