



MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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BY INSTRUCTIONS OF AJW PROPERTIES

**Prominently Situated
First Floor
Commercial Premises
To Let
in Stafford**



- **Nos. 13-15 Greyfriars, Foregate Street, Stafford, Staffordshire, ST16 2RG**
- **1,800 sq.ft. (167.22 sq.m.)**
- **Centrally heated accommodation**
- **Main road position with on-site car parking**
- **Previously used for gym purposes**
- **Suitable for alternative commercial uses subject to planning consent**
- **Small business rates relief available subject to tenant qualification**

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LOCATION

The premises are prominently situated at Greyfriars on the west side of the A34 Foregate Street approximately three quarters of a mile north from Stafford Town Centre, about one mile from Junction 14 of the M6 Motorway and close to branches of a number of national out-of-town retailers including WICKES, LIDL, HALFORDS, LEX AUTOCENTRES, NATIONAL TYRE SERVICE, SCREWFIX, CURRY'S, DUNELM and THE RANGE.

DESCRIPTION

The premises form the first floor of a two-storey flat-roofed building, the ground floor of which is separately occupied as a carpet showroom and exercise studio. The accommodation is self-contained with its own access from Foregate Street and has been partitioned to provide attractive centrally heated partitioned office space, part of which has been used for exercise purposes, with the benefit of two car parking spaces at the rear.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	Entrance	-	-
FIRST	Office suite providing partitioned and open-plan areas with toilet and kitchen facilities.	1,800	167.22
TOTAL NET FLOOR AREA		1,800	167.22
EXTERNAL tarmac surfaced car parking area at rear providing two spaces with barrier secured vehicular access from Greyfriars Place.			

SERVICES

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

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the premises has been assessed at £13,500 with some small business rates relief available subject to the occupier satisfying certain qualifying criteria. These details have been based on the information provided by the Valuation Office's website and the local rating authority and should be double-checked by any party intending to enter any commitment that relies on their accuracy.

EPC

An Energy Performance Certificate is currently in the course of preparation. A full certificate with recommendations will be provided on request when available.

TERMS

The premises are available on a new full repairing lease for a term to be agreed at a commencing rental of **£12,500** per annum exclusive of rates, and VAT if applicable, with upward only reviews to be at three yearly intervals. The landlord will insure the premises and then recharge the tenant the 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/4054

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