

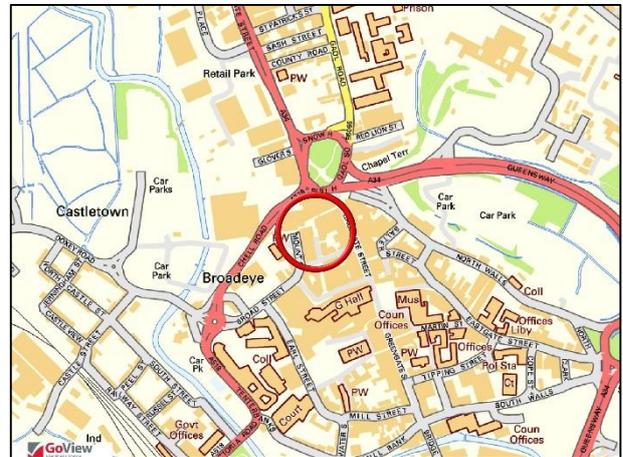
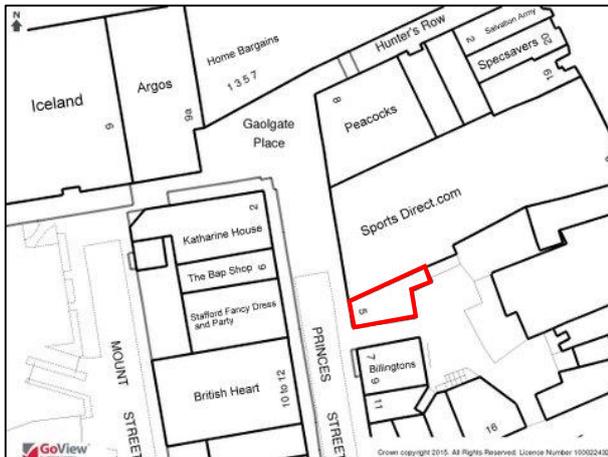


**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

## Retail Premises with A3/A5 Café and Takeaway use To Let in Stafford Town Centre



- **No. 5 Princes Street, Stafford, Staffordshire, ST16 2BN**
- Total net retail floor area - 810 sq.ft. (75.25 sq.m.)
- Total net floor area - 1,555 sq.ft. (144.46 sq.m.)
- Next to Sports Direct, close to Argos, Home Bargains and Peacocks
- Near to Iceland and opposite British Heart
- Available for immediate occupation
- Air conditioning installed
- Three month rent free period available

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## LOCATION

The property occupies a corner secondary trading position in Stafford town centre and is situated on the east side of the pedestrianised Princes Street. Branches of multiple retailers in the vicinity include SPORTS DIRECT, ARGOS, HOME BARGAINS, ICELAND, BRITISH HEART and SCOPE. There is an NCP car park at the rear of the properties opposite and a direct pedestrian feed to public car parking around the nearby SAINSBURYS store.

## DESCRIPTION

The premises are of two-storey flat-roofed brick construction with an aluminium and glazed shop front and provide accommodation arranged on two floors with a ground floor sales area and a staircase leading to staff and ancillary space on the upper level and rear servicing access.

The property has been used for a number of years as an opticians but would be suitable for a wide variety of alternative purposes or possibly 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)

	IMPERIAL	METRIC
Gross Frontage	16ft.8ins.	5.08m.
Net Frontage	16ft.1ins.	4.91m.
Shop Depth	39ft.	11.89m.
Ground Floor Sales Area	810 sq.ft.	75.25 sq.m.
First Floor Ancillary Area	745 sq.ft.	69.21 sq.m.
<b>TOTAL NET FLOOR AREA</b>	<b>1,555 sq.ft.</b>	<b>144.46 sq.m.</b>

## SERVICES

Mains water, electricity and drainage are connected. Air conditioning is fitted on both floors.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property is £21,750 with uniform business rates payable of £10,809.75 for the year ending March 2017. 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 113 in 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 commencing rental of £10,000 for the first twelve months, rising annually by £2,000 to reach £16,000 by Year 4 with upward only reviews to be at five yearly intervals thereafter. The landlord will insure the building and then recharge the tenant the appropriate cost thereof. The rental is exclusive of uniform business rates and VAT.

## 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 Millar Sandy's Stafford Offices or through the joint agents.

## JOINT AGENTS

Picton Jones (Asset Management) Limited, Talbot House, 14 Digbeth, Birmingham, B5 6BH. Contact: Hugh Picton Jones. Tel: 0121 600 7200. Fax: 0121 661 6166. Email: [hpi@pjassetman.co.uk](mailto:hpi@pjassetman.co.uk)

The premises are offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

## BP/3756

Revd. 18.04.2016

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