

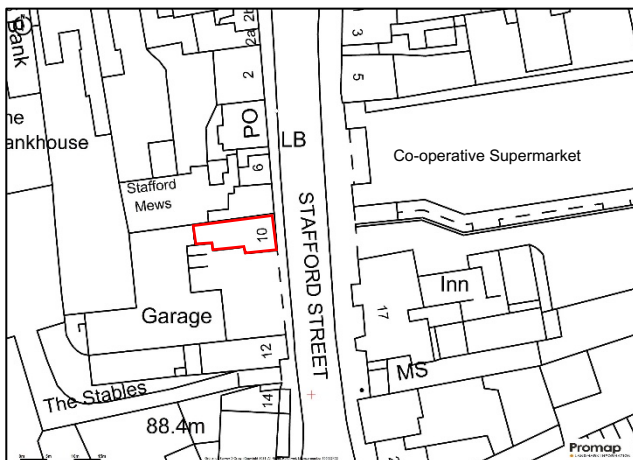


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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Prominently Situated Retail Premises To Let in Eccleshall



- **No. 10 Stafford Street, Eccleshall, Stafford, Staffordshire, ST21 6BH.**
- 1,185 sq.ft. (110.07 sq.m.)
- Town centre location
- Centrally-heated and fully carpeted
- Return frontage
- Main road position
- On-street parking
- Suitable for a variety of retail or non-retail uses subject to planning consent
- Rates free subject to tenant qualification

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LOCATION

The property is prominently situated in the centre of the attractive small town of Eccleshall in a corner position on the west side of the A519 Stafford Street between its junctions with High Street and Horsefair. The street scene is dominated by niche retailing with the post office close by and a Co-operative supermarket directly opposite allowing for two hours' car parking. There is also limited on-street directly in front of the premises.

DESCRIPTION

The property comprises a two-storey building of brick and tile construction enlarged at the rear by way of a single-storey extension and provides extensive retail space at ground and first floor levels with the added advantage of return window frontage.

The premises have been extensively modernised and refurbished over the years, are centrally heated, carpeted and have previously been used for the sale of lingerie and as beauty treatment rooms but would be suitable for a wide variety of alternative purposes and 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)

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	Sales area	520	48.30
	Stockroom/Office/Staffroom	125	11.61
	Kitchenette	-	-
	Store	-	-
	W.C. facility	-	-
FIRST	Showroom/treatment rooms	540	50.16
	TOTAL NET FLOOR AREA	1,185	110.07

EXTERNAL car parking space at the side providing two vehicle spaces. On-street parking to the front.

SERVICES

All mains services are connected. The property is centrally heated by way of radiators fed by a gas-fired boiler.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the premises is £9,000 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 this property indicates an Asset Rating of 51 within Band C. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed at a rental of **£14,950** per annum, exclusive of rates with upward only reviews to be at three yearly intervals. The landlord will insure the property and then recharge the tenant the 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/4186

15/09/21