

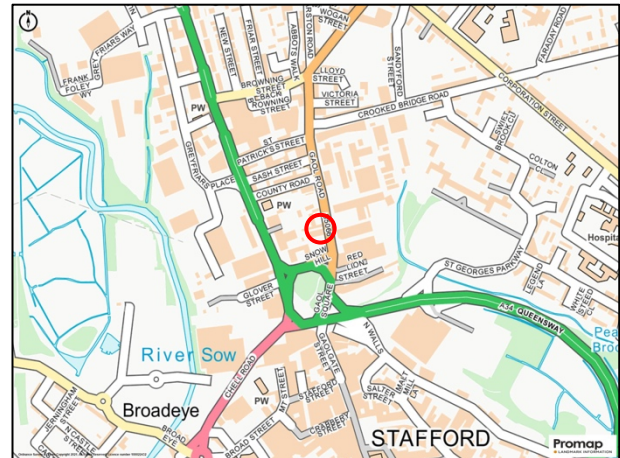
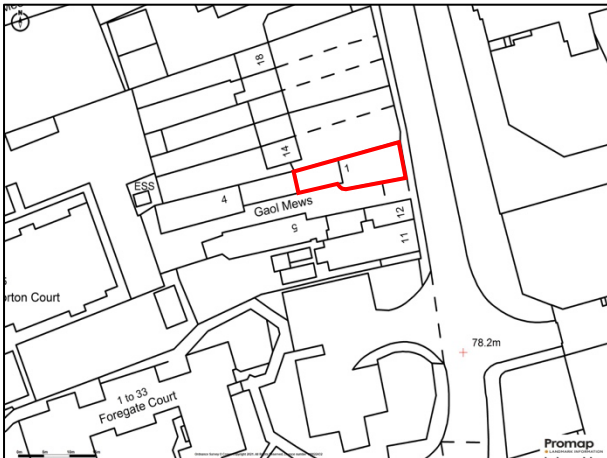


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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www.millarsandy.com

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



- **Units Nos. 1 - 2, Gaol Mews, Gaol Road, Stafford, Staffordshire, ST16 3AN**
- **1,520 sq.ft. (141.17 sq.m.)**
- **Prominent secondary trading location**
- **Currently used for hairdressing and beauty salon purposes**
- **Suitable for a variety of alternative retail and non-retail trades**
- **Close to long-stay public car parking**
- **Suspended ceilings and recessed lighting fitted**
- **Rates free subject to reassessment and tenant qualification**
- **Early availability**
- **Trade fixtures, fittings and equipment available for separate purchase**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

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LOCATION

The property is situated on the west side of Gaol Road between its junctions with Gaol Square and County Road approximately a third of a mile north from Stafford Town Centre and close to a public car park with long-stay capacity for forty-five vehicles.

DESCRIPTION

The property comprises a prominently located end-of-terrace building forming part of an attractive development of five units used for a variety of retail, salon and restaurant purposes.

Unit No. 1, which fronts Gaol Road, is of largely two-storey brick construction with rendered elevations and a roof in tile with Unit No. 2 adjoining at the rear and of single-storey rendered brick construction with roofs in felt and tile.

The accommodation is combined and provides a number of rooms spread over the ground, first and attic floors together with staff and WC facilities and partly forms an arch over the vehicular and pedestrian entrance way providing access to the separately owned premises beyond.

The premises are currently used for hairdressing and beauty salon purposes but would be suitable for a wide variety of alternative trades or possibly for a non-retail usage 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	Salon No. 1	505	46.91
	Salon No. 2	190	17.65
	Staffroom	55	5.10
	WC facility	-	-
FIRST	Waiting area	220	20.43
	Salon No. 3	145	13.47
	Salon No. 4	265	24.61
	W.C. facility	-	-
ATTIC	Staff room	140	13.00
TOTAL NET FLOOR AREA		1,520	141.17

EXTERNAL gated pedestrian and driveway access with cobbled surface leading to one car parking space held in separate ownership but subject to user rights.

SERVICES

All mains services are connected. The premises are heated by hot water radiators fed by a Vaillant boiler.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of Unit No. 1 is £4,950 with Unit No. 2 assessed at £2,950. Subject to certain qualifying criteria, no uniform business rates will be payable for the year ending in March 2022 subject to the units being re-assessed as one property. These details have been based on the information provided by the Valuation Offices 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 66 within Band C for Unit No. 1 and 59 within Band C in the case of Unit No. 2. Full certificates 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 **£8,000** 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 appropriate 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/4187 04.03.2022

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