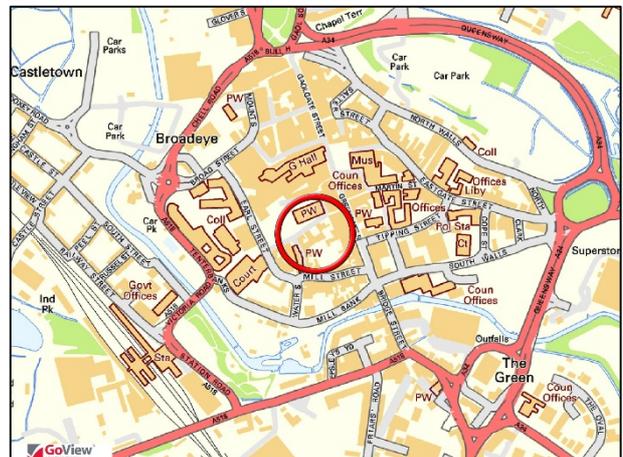
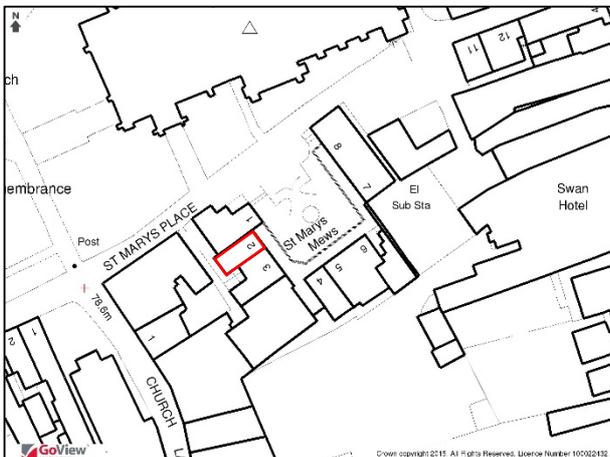




BY INSTRUCTIONS OF GREATREX LIMITED

Retail Premises To Let in Stafford Town Centre



- **Shop Unit No. 2, St Mary's Mews, St Mary's Place, Stafford, Staffordshire, ST16 2AR**
- **435 sq.ft. (40.41 sq.m.)**
- **Attractive refurbished retail and office development**
- **Close to Guildhall Shopping Centre**
- **Opposite St Mary's Church**

LOCATION

St Mary's Mews is situated in Stafford town centre on the south side of St Mary's Place just off the main shopping thoroughfare, close to MCDONALDS and the ANCIENT HIGH HOUSE and immediately opposite ST MARY'S CHURCHYARD.

DESCRIPTION

The premises comprise one of five retail units created out of the sympathetic redevelopment of the Grade II Listed Victorian former St Mary's Schoolrooms, which also incorporates a restaurant and three separately occupied office suites at first floor level. Other trades currently represented in the Mews include a schoolwear and printed apparel retailer, a specialist candle shop, a hairdresser and an optician.

Previously used for the sale of footwear, the premises would be suitable for a wide variety of retail trades or possibly for a non-retail purpose subject to the appropriate consent being granted by the relevant local planning authority.

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

	DESCRIPTION	NET FLOOR AREA (SQ.FT.)	NET FLOOR AREA (SQ.M.)
GROUND FLOOR	Retail Area 1	165	15.33
	Retail Area 2	75	6.97
	Retail Area 3	75	6.97
	Staffroom/Store	120	11.14
	Shared male, female and disabled W.C. facilities	-	-
	TOTAL NET FLOOR AREA	435	40.41

SERVICES

Mains water, electricity and drainage are connected. The premises are heated by wall-mounted electric panel radiators.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property is £7,500 with no uniform business rates payable for the year ending March 2018, subject to certain criteria. These details have been based on the information provided by the Valuation Office's website and Stafford Borough Council Business Rates department and should be double-checked by any party intending to enter into any commitment that relies on their accuracy.

EPC

As part of a listed building, an Energy Performance Certificate is not required in this instance.

TERMS

The premises are available on a new internal repairing lease for a term to be agreed at a commencing rental of **£6,950** per annum exclusive of rates, and VAT if applicable, with upward only rent reviews to be at three yearly intervals. An apportioned service charge is levied by the landlord to cover the cost of the cleaning of the common areas, external maintenance and the repair of the exterior of the premises. The cost of insurance is recharged on an annual basis as a separate item.

LEGAL COSTS

All legal costs incurred in the preparation of the lease and the counterpart lease, together with any Stamp Duty and VAT due thereon, are to be the responsibility of the incoming tenant.

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/3575 21/06/17