

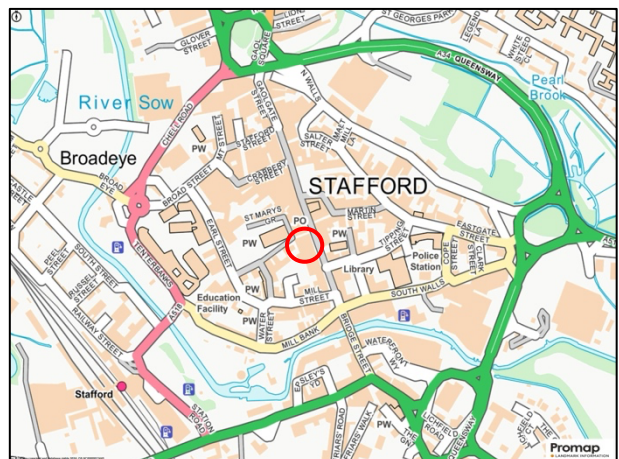


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

**Prime Located
Retail Premises
To Let or For Sale
in
Stafford Town Centre**



- **No. 49 Greengate Street, Stafford, Staffordshire, ST16 2JA**
- **695 sq.ft. (64.56 sq.m.)**
- **Additional basement storage extending to 520 sq.ft. (48.30 sq.m.)**
- **Adjacent to Savers and McDonald's**
- **Opposite Timpsons, TUI and Pandora**
- **Branches of Starbucks, WH Smith, Waterstones, Greggs and Boots nearby**
- **Immediately available**
- **Business rates free to qualifying occupiers**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

TEL: 01785 244400 FAX: 01785 244901

mailbox@millarsandy.com www.millarsandy.com

LOCATION

The property is prominently situated in Stafford town centre on the west side of the pedestrianised Greengate Street between its junctions with St Mary's Gate and Mill Street just south of Market Square and lying between SAVERS and MCDONALD'S. Branches of STARBUCKS, TUI, CLINTONS, PANDORA, TIMPSON, W H SMITH, BOOTS, GREGGS and WATERSTONES are in the immediate vicinity.

DESCRIPTION

The property comprises a retail unit forming part of the three-storey brick and tile Grade II* Listed Ancient High House, dating from 1555, has a timber framed shop front and provides a sales area on ground and upper ground floors together with ancillary stockroom space at first floor level.

The property was previously used for the sale of mobile phones and accessories and its current availability provides an ideal opportunity for an ingoing tenant to acquire a high street outlet at a competitive rental with the added possibility of acquiring the long leasehold interest.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
Ground	Retail 1	245	22.76
Upper Ground	Retail 2	450	41.80
	NET RETAIL AREA	695	64.56
First	Storage and male and female toilets	135	12.54
Basement	Storage	520	48.30
	TOTAL FLOOR AREA	1,350	125.40

SERVICES

Mains water, electricity and drainage are connected.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property is £11,500 with no uniform business rates payable for the year ending April 2025 subject to occupier qualification. 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 any commitment that relies on their accuracy.

EPC

As a listed building, an EPC is not required in this instance.

TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed at a rental of **£13,500** per annum exclusive with upward only rent reviews to be at five yearly intervals. The landlord insures the property and then recharges the tenant the cost thereof. As an alternative, the owner is prepared to consider the sale of the property, which is held at a peppercorn rental on a ninety-nine year long-leasehold interest with approximately fifty-six years unexpired. VAT is not applicable in this instance.

LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred, together with any Stamp Duty and VAT due thereon.

VIEWING

By arrangement with the Agents' Stafford Offices.

The property is offered subject to contract and to being unlet/unsold.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/5055

26.10.2024