



**Retail Premises
with Café and Takeaway Consent
To Let
in Stafford
Town Centre**



- **No. 5 Princes Street, Stafford, Staffordshire, ST16 2BN**
- **1,555 sq.ft. (144.46 sq.m.)**
- **Net retail area - 810 sq.ft. (75.25 sq.m.)**
- **Next to Sports Direct**
- **Close to Home Bargains, Iceland and British Heart**
- **Available for immediate occupation**
- **Air conditioning installed**
- **Rear servicing**
- **Discounted rates free until March 2022**

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, HOME BARGAINS, ICELAND and BRITISH HEART. 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 most recently been used for café and hot food takeaway purposes but would be suitable for a wide variety of alternative trades or possibly for another 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.
TOTAL NET FLOOR AREA	1,555 sq.ft.	144.46 sq.m.
EXTERNAL rear servicing with vehicular access from Stafford Street and Princes Street.		

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 £12,500 with uniform business rates payable of £1,147.70 for small business rates relief qualifiers for the year ending March 2022. The property is subject to further discounting up to April 2022. 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 £9,500 for the first twelve months with agreed annual increases 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

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/3756

11.06.2021