

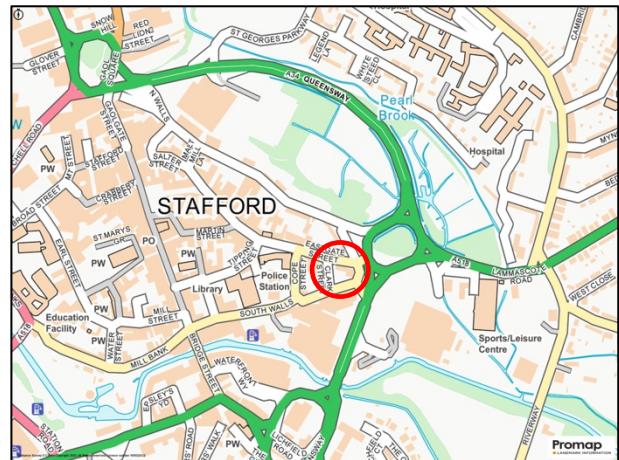


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

**Retail Unit
To Let
in
Stafford
Town Centre**



- **No. 48 Eastgate Street, Stafford, Staffordshire, ST16 2LY.**
- **380 sq.ft. (35.71 sq.m.)**
- **Prominent end of terrace position**
- **Suit specialist/niche retailing**
- **Rear staff parking and servicing area with one space**
- **Close to Riverside Shopping Centre**
- **Immediately available**
- **No VAT applicable**
- **Business rates free subject to tenant qualification**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

TEL: 01785 244400 FAX: 01785 244901

mailbox@millarsandy.com www.millarsandy.com

LOCATION

The property is situated in the Stafford town centre conservation zone on the north side of Eastgate Street between its junctions with Clarke Street and North Walls. The immediate area is characterised by mixed use commercial property with the Riverside Shopping Centre populated by a number of national retailers, including Primark and Marks & Spencer, close by.

DESCRIPTION

The premises form part of an end-of terrace two-storey building with rendered brick elevations and roof in tile and provide a retail unit at ground floor level in the past used as a pet shop together with one space on an extensive shared rear car parking area and additional time limited on-street spaces at the front.

The accommodation is likely to prove particularly attractive to a specialist commercial or professional user requiring prominent and centrally located space with good customer access.

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

| FLOOR | DESCRIPTION | SQ.FT. | SQ.M. |
|--|-----------------|--------|-------|
| GROUND | Retail Area | 175 | 16.25 |
| | Stockroom | 125 | 11.61 |
| | Staff/Storeroom | 80 | 7.43 |
| | WC | - | - |
| TOTAL NET FLOOR AREA | | 380 | 35.29 |
| EXTERNAL rear yard with small outbuilding. Shared car parking area at rear surfaced in tarmac and providing one space with vehicular access from Clarke Street. | | | |

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 has been assessed at £2,500 with no uniform business rates payable for the year ending March 2026 subject to tenant 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

The property is currently being assessed for energy performance certification purposes. A full certificate with recommendations will be provided when available.

TERMS

The premises are offered on an effectively internal repairing lease for a term to be agreed at a rental of **£5,500** per annum exclusive with upward only rent reviews to be at three yearly intervals. The landlord insures the property and recharges the tenant the appropriate apportioned cost thereof. A service charge also applies. 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 counterpart lease, together with any VAT and stamp duty 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/3523(48)

07/05/2025