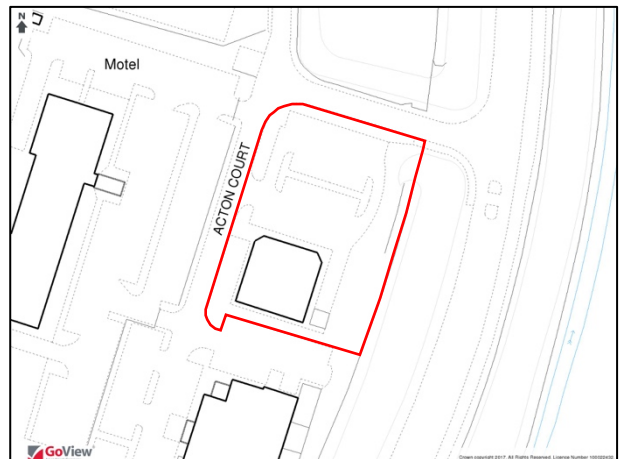
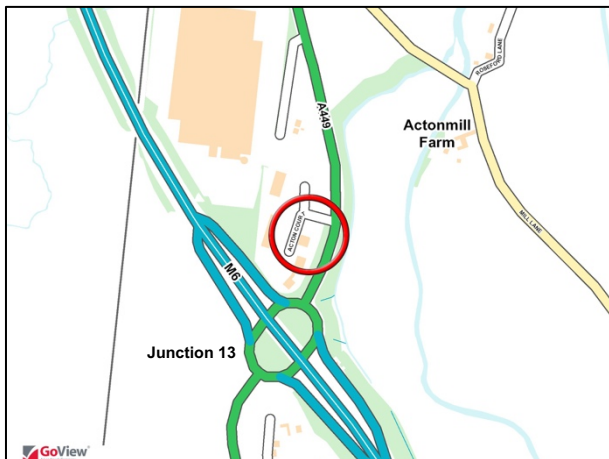




**Restaurant Premises
with Development Potential
To Let
in
Stafford**



- **The Former Mandarin Oriental Restaurant and Brasserie, Acton Court, Acton Gate, Stafford, Staffordshire, ST18 9AP**
- **3,600 sq.ft. (334.44 sq.m.)**
- **0.50 acre (0.20 hectare) site**
- **Located on Junction 13, M6 Motorway**
- **Parking for 38 cars**
- **Can be offered fully fitted**
- **Alternative redevelopment possibilities**
- **Complementary hotel and public house operators close by**
- **Frontage to A449 trunk road**

LOCATION

The property is situated on a development located at Junction 13 of the M6 Motorway on the A449 Wolverhampton Road about five miles south from Stafford town centre and with other occupiers including a Holiday Inn Express, the Catch Corner Public House operated by Greene King and South Staffordshire Housing Association's headquarters building. Argos have a major distribution centre located nearby.

DESCRIPTION

The property is of single-storey detached brick construction with a roof in tile and occupies a site extending to 0.50 acres (0.20 hectares) providing parking space for thirty-eight customer and staff vehicles.

The premises comprise a fully-fitted licenced restaurant specialising in Chinese cuisine with the current layout accommodating approximately ninety covers and can be offered with an inventory of certain trade fixtures and fittings currently in situ.

The availability of the property, which is as a consequence of the present tenant's proposed retirement, provides an ideal opportunity for a restaurateur to commence trading with minimal investment but alternative uses are also possible subject to any planning consent considered appropriate by the local authority.

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

FLOOR	DESCRIPTION	NET FLOOR AREA (SQ.FT.)	NET FLOOR AREA (SQ.M.)
GROUND	Bar, dining areas, kitchen, preparation area, cold room, staff and public male and female WC facilities.	3,600	334.44
	TOTAL NET FLOOR AREA	3,600	334.44

EXTERNAL car parking and servicing area surfaced in tarmacadam providing thirty-eight space. Planting. Enclosed yardage and waste store.

SERVICES

All mains services are connected. The premises are air-conditioned.

ASSESSMENTS

The local authority for rating purposes is South Staffordshire Council. The rateable value of the property has been listed at £77,500 from March 2017 with estimated uniform business rates payable of £38,207.50 per annum for the year ending in March 2019. Transitional relief provisions may apply in this instance. These details have been based on the information provided by the Valuation Office's website and the relevant local authority 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 a Rating of 37 within Band B. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed at a commencing rental of **£72,000** per annum exclusive of rates with upward only reviews to be at five yearly intervals. An apportioned service charge is also applicable.

LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in any sale or in the preparation of a lease and 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/2685

25.04.2018