



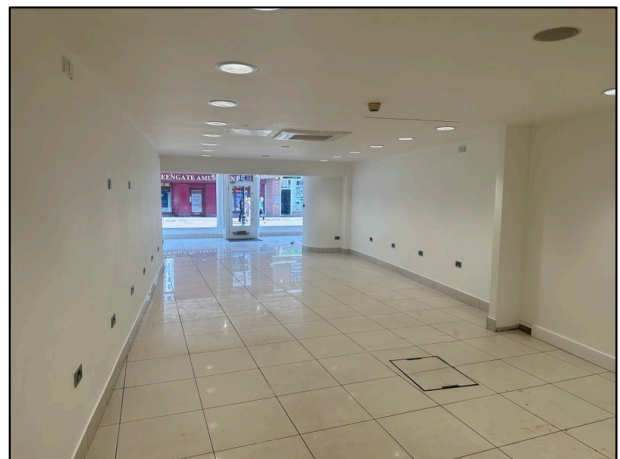
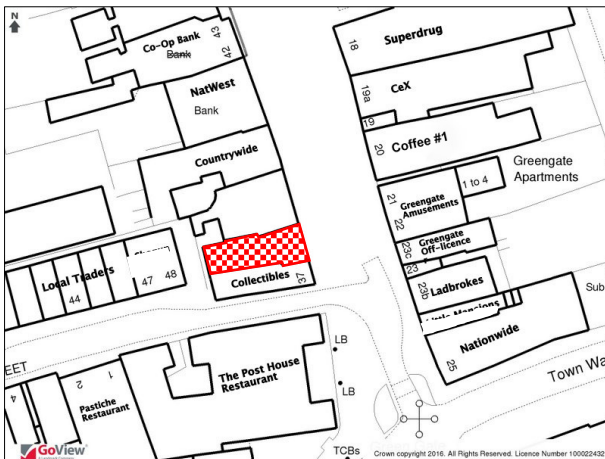
**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

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BY INSTRUCTIONS OF IRONSTONE UK LIMITED

**Prominently Situated  
Retail Unit  
To Let or For Sale  
in  
Stafford Town Centre**



- **No. 38 Greengate Street, Stafford, Staffordshire, ST16 2JA**
- **1,870 sq.ft. (173.72 sq.m.)**
- **Retail area of 1,430 sq.ft. (132.95 sq.m.)**
- **Formerly a branch of Toni & Guy Hairdressing**
- **Suitable for a variety of trades**
- **Close to new Riverside retail development**
- **Branches of CeX, Superdrug, Ladbrokes, Nationwide, Coffee No. 1, NatWest and Halifax nearby**
- **Can be purchased with the adjoining income-producing property (No. 37)**

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## 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 Place and Mill Street and close to branches of a number of national retailers. Those include COUNTRYWIDE SURVEYORS, SUPERDRUG, LADBROKES, COFFEE NO. 1 and CeX. The NATIONWIDE and HALIFAX BUILDING SOCIETIES and NATWEST and CO-OPERATIVE BANKS are also in the immediate vicinity.

## DESCRIPTION

The premises form part of an attractive Grade II listed building of three-storey brick and tile construction providing retail accommodation on the ground floor with a timber-framed glazed shop front fitted together with space at first floor level providing storage and welfare facilities and a second floor loft area.

The availability of the premises offers an ideal opportunity for a retailer to acquire a main street presence along a part of the town's main shopping thoroughfare that has seen little tenant turnover in recent years and has been boosted as a trading pitch as a consequence of the relatively recently opened Riverside shopping scheme close by.

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

	<b>IMPERIAL</b>	<b>METRIC</b>
Gross Frontage	23ft. 4ins.	7.08m.
Net Frontage	20ft. 9ins.	6.33m.
Average Internal Width	15ft. 10ins.	4.84m.
Shop Depth	75ft. 4ins.	22.96m.
<b>NET GROUND FLOOR SALES AREA</b>	<b>1,430 SQ.FT.</b>	<b>132.95 SQ.M.</b>
First Floor – Storage, staff and male and female toilets	440 sq.ft.	40.88 sq.m.
Second Floor - Storage	-	-
<b>TOTAL NET FLOOR AREA</b>	<b>1,870 SQ.FT.</b>	<b>173.72 SQ.M.</b>

## SERVICES

Mains water, electricity and drainage are connected. Air-conditioning serves the retail area but has not been tested.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property is £17,250. 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 87 within Band D. 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 **£25,000** per annum exclusive of rates with upward only reviews to be at five yearly intervals. The landlord will insure the property and recharge the tenant the appropriate cost thereof. VAT is applicable in this instance.

## PURCHASE OPTION

As an alternative, the freehold interest can be purchased with the adjoining tenanted No. 37 Greengate Street, details of which will be provided on request.

## LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in any sale or the preparation of a lease and counterpart lease, together with any Stamp Duty and VAT due thereon. In the event of any prospective tenant withdrawing from an agreed letting after solicitors are instructed, then that party is to be responsible for any abortive costs plus VAT incurred by the landlord.

## VIEWING

By arrangement with the Agents' Stafford Offices.

The premises are offered subject to contract and to being unlet/unsold. Confirmation of the tenure will be provided by the owner's solicitors during the pre-contract enquiry stage.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

**BP/4224**

05.09.2023