

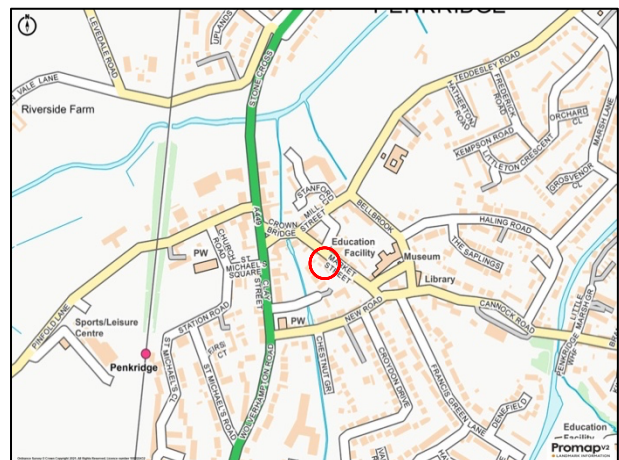
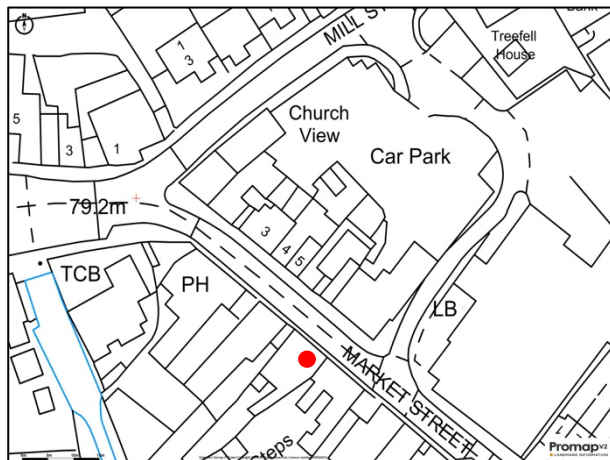


**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

[www.millarsandy.com](http://www.millarsandy.com)

**Retail Premises  
To Let  
in  
Penkridge  
Stafford**



- **Bevan House, Market Street, Penkridge, Stafford, Staffordshire, ST19 5DH**
- **520 sq.ft. (48.31 sq.m.)**
- **Town centre position**
- **Previously used as a tanning salon**
- **Suitable for a variety of trades within Use Class E**
- **Busy shopping thoroughfare**
- **Immediate availability**
- **Rates free subject to tenant qualification**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

TEL: 01785 244400 FAX: 01785 244901

[mailbox@millarsandy.com](mailto:mailbox@millarsandy.com) [www.millarsandy.com](http://www.millarsandy.com)

## LOCATION

The property is situated in the centre of Penkridge on the south side of Market Street close to its junction with Crown Bridge and Mill Street. Penkridge is a small market town located approximately five miles to the south of the county town of Stafford and has a thriving commercial centre and a popular Wednesday and Saturday market drawing custom from a wide geographical area. The immediate street scene is characterised by small scale niche retailing including a greengrocers, butchers, barbers and gift shop as immediate neighbours. There is time limited on-street parking at the front.

## DESCRIPTION

The property forms part of a terrace, is one of a pair of two-storey brick and tile construction with a self-contained separately let flat above and provides a retail unit previously used as a tanning salon with a timber and glazed frontage.

The premises would be suitable for a wide variety of retail or non-retail purposes, subject to any planning consent required by the relevant local authority, and their availability offers an infrequent opportunity to acquire a trading presence in a busy market town setting.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	Retail	425	39.48
	Rear storage/staff	95	8.82
	WC facility	-	-
	<b>TOTAL NET FLOOR AREA</b>	<b>520</b>	<b>48.30</b>

## SERVICES

Mains water, electricity, including three-phase power, and drainage are connected.

## ASSESSMENTS

The local authority for rating purposes is South Staffordshire Council. The rateable value of the property has been assessed at £5,800 with no Uniform Business Rates payable for the year ending in March 2024 subject to certain tenant qualifying criteria. 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 the property indicates an Asset Rating of 84 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 rental of **£8,500** per annum exclusive of rates with upward only reviews to be at three yearly intervals. The landlord will insure the property and recharge the tenant the cost thereof. 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 the 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/4220**

01.12.2023