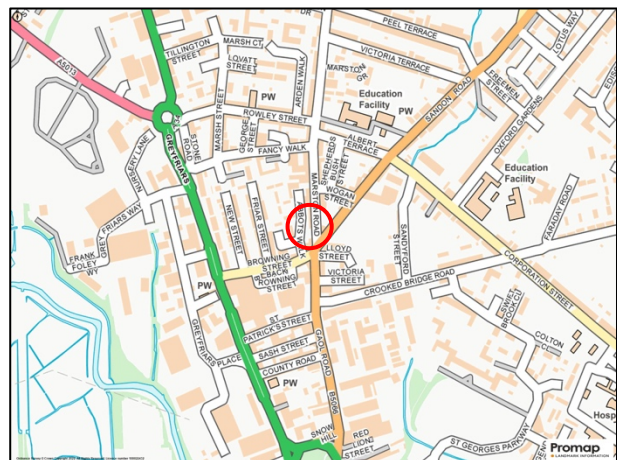
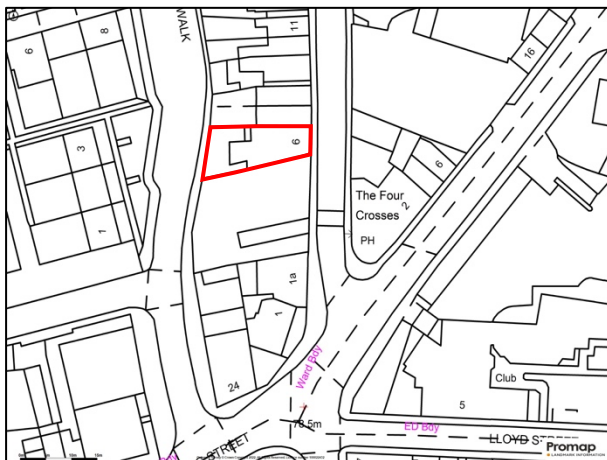




**Ground Floor  
Office Suite/Retail Unit  
To let  
in  
Stafford**



- **No. 6 Marston Road, Stafford, Staffordshire, ST16 3BS**
- **865 sq.ft. (80.35 sq.m.)**
- **Additional cellar storage space included**
- **Centrally heated**
- **Redecorated**
- **One hour limited on-street car parking at front**
- **Approximately two miles from Junction 14, M6 Motorway**
- **Rear service road**
- **Competitive rental**
- **Rates free subject to tenant qualification**

## LOCATION

The property is prominently situated on the west side of Marston Road close to its junctions with Browning Street, Gaol Road and Sandon Road and approximately half a mile north from Stafford Town Centre. Junction 14 of the M6 Motorway is about two miles to the north-west.

## DESCRIPTION

The premises form part of a two-storey rendered brick and slate building which has been refurbished to provide a large office suite or retail unit on the ground floor and a separately let flat at first floor level.

The accommodation, which is self-contained and centrally heated, is likely to be of particular interest to those commercial and professional office users or niche retailers requiring an out-of-town-centre base with good public access facilities and the benefit of on-street car parking at the front and rear.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
Ground	Open-plan office/retail area	735	68.28
	Staffroom/kitchen	130	12.07
	WC facility	-	-
	<b>TOTAL NET FLOOR AREA</b>	<b>865</b>	<b>80.35</b>
Basement	Cellar Storage	345	32.05
EXTERNAL shared paved yard area at rear with parking and vehicular access from Abbots Walk, a service road leading off Browning Street.			

## SERVICES

All mains services are connected. The premises are centrally-heated by way of hot water radiators fed by a Compact gas-fired boiler.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value is £6,500 with no uniform business rates payable for the year ending March 2023 subject to certain 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 this property is currently in the course of preparation. A full certificate with recommendations will be provided on request.

## TERMS

The premises are available on a new internal repairing lease for a term to be agreed at a rental of **£6,950** per annum exclusive of rates with upward only reviews to be at three yearly intervals. The landlord will insure the building and then recharge the tenant the appropriate 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/2762**

05.09.2022