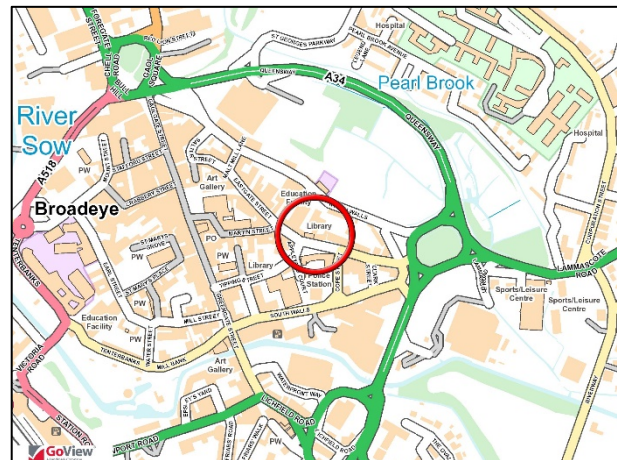
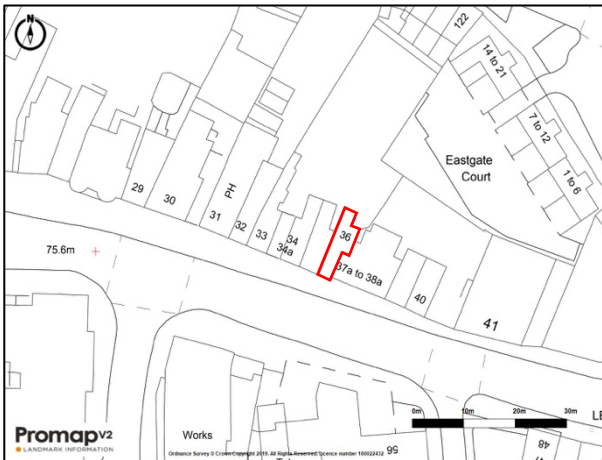




BY INSTRUCTIONS OF WOODMATECH LIMITED

**Retail/Office Premises
To Let
in
Stafford Town Centre**



- **No. 36 Eastgate Street, Stafford, Staffordshire, ST16 2LZ**
- **490 sq.ft. (45.50 sq.m.)**
- **Suitable for a variety of retail or non-retail uses**
- **Category 2 lighting, carpeting and blinds fitted**
- **Gas-fired central heating**
- **Available for early occupation**
- **Short stay on-street parking at front and one on-site parking space at rear**
- **Rates free subject to tenant qualification**

LOCATION

The property is prominently situated in a well-established trading area in Stafford town centre on the north side of the one-way Eastgate Street close to its junction with Tipping Street. The area is dominated by a mixture of residential, office and other commercial uses.

DESCRIPTION

The premises comprise a mid-terraced two-storey brick and tile building providing centrally-heated and carpeted office accommodation at ground and first floor levels with the benefit from one on-site car parking space at the rear and limited on-street parking at the front.

The accommodation would be suitable for a wide variety of retail purposes or for a non-retail use subject to any planning consent considered appropriate by the relevant local authority.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
Ground	Retail/Front Office No. 1	130	12.07
	Rear Office No. 2	90	8.36
	Male and female toilets	-	-
First	Front Office No. 3	115	10.68
	Front Office No. 4	155	14.39
TOTAL NET FLOOR AREA		490	45.50

EXTERNAL car parking area at rear providing one reserved space.

SERVICES

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

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property has been assessed at £2,650 with no uniform business rates payable for the year ending March 2022 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 81 within Band D. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on new effectively full repairing lease for a term to be agreed at a rental of **£5,750** per annum with upward only rent reviews to be at three yearly intervals. The landlord will insure the whole of the property and then recharge the tenant the appropriate apportioned 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/3506

27.11.2021