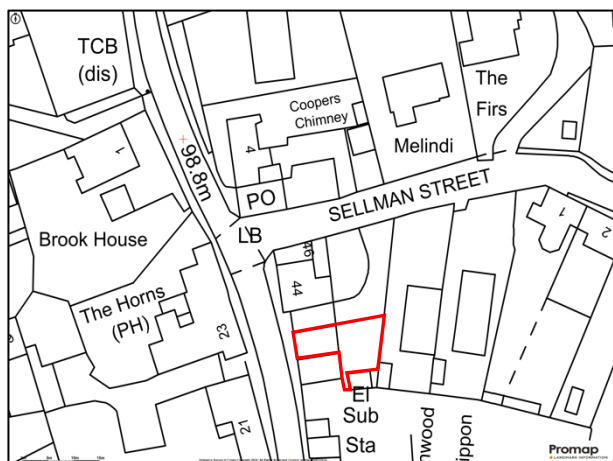




[www.millarsandy.com](http://www.millarsandy.com)



- **No. 42 High Street, Gnosall, Stafford, Staffordshire, ST20 0EX**
- **505 sq.ft. (46.91 sq.m.)**
- **Available for immediate occupation**
- **High Street position**
- **On-street car parking at the front**
- **Suitable for a variety of retail or non-retail use subject to planning consent**
- **Rates free subject to tenant qualification**

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## LOCATION

The property is situated in the centre of the large village of Gnosall on the east side of High Street between its junctions with the A518 Stafford Road and Sellman Street and opposite the Grosvenor Centre and The Horns Public House with one hour on-street parking immediately in front. Traders in the vicinity include a Post Office, a financial adviser and a hairdressers.

## DESCRIPTION

The property comprises a two-storey mid-terraced building of brick and tile construction with a timber and glazed shop front fitted and provides a retail area on the ground floor with ancillary storage space and a W.C. facility at first floor level.

Previously used for the sale of aromatherapy products, the premises would be suitable for a wide variety of retail or non-retail purposes 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 area	375	34.83
	Rear lobby	-	-
FIRST	Storage	130	12.08
	WC facility	-	-
TOTAL NET FLOOR AREA		505	46.91
EXTERNAL access from Sellman Street to garden ground at the rear.			

## SERVICES

Mains water, electricity and drainage are connected.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property is £5,200 with no uniform business rates payable subject to tenant qualification. These details have been based on the information provided by the Valuation Office's website and the local rating 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 an Asset Rating of 92 within Band D. A full certificate with recommendations will be provided on request.

## TERMS

The premises are available on a new full repairing underlease 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, 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/4201**

19.11.2023