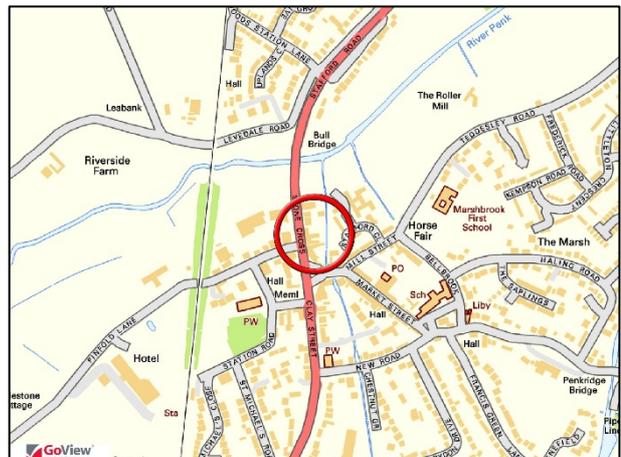




**Prominently Situated  
Commercial Premises  
To Let  
in  
Penkridge**



- **The Former Travel Agency Branch, Stone Cross, Penkridge, Stafford, Staffordshire, ST19 5AR**
- **595 sq.ft. (55.27 sq.m.)**
- **Main road position**
- **Suitable for a variety of commercial purposes**
- **Niche trading location**
- **Car parking at front and rear**
- **Available in December 2022**
- **Rates free for qualifying tenants**

## LOCATION

The property is prominently situated in the centre of Penkridge on the east side of the A449 Stafford to Wolverhampton trunk road at Stone Cross, close to its junction with Crown Bridge. 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. There is a light-controlled pedestrian crossing immediately at the front together with the benefit of on-street parking on Stone Cross limited to one hour.

## DESCRIPTION

The property forms part of a terrace and is of two-storey brick and tile construction, with an enlargement at the rear by way of a single-storey flat-roofed brick extension, and provides commercial premises traded as a travel agency for a number of years but now available due to tenant relocation.

The accommodation consists of a retail area at ground floor level with ancillary space on the first floor and would be suitable for a wide variety of other retail or non-retail purposes, subject to any planning consent required 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	295	27.40
	Kitchen	55	5.10
FIRST	Office	165	15.32
	Office	80	7.43
<b>TOTAL NET FLOOR AREA</b>		<b>595</b>	<b>55.25</b>

**EXTERNAL** access to the rear for servicing purposes from Stone Cross via a surfaced side drive with allocated car parking spaces (subject to agreement).

## SERVICES

Mains water, electricity and drainage are connected.

## ASSESSMENTS

The local authority for rating purposes is South Staffordshire Council. The rateable value of the property has been listed at £2,800 from March 2017 with no Uniform Business Rates payable for the year ending in March 2023 subject to certain 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 indicates an Asset Rating of 149 within Band F. This will be updated prior to any letting following upgrading works.

## TERMS

The premises are available on a new full repairing lease for a term to be agreed at a rental of **£4,950** 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/4208** 25.10.22