



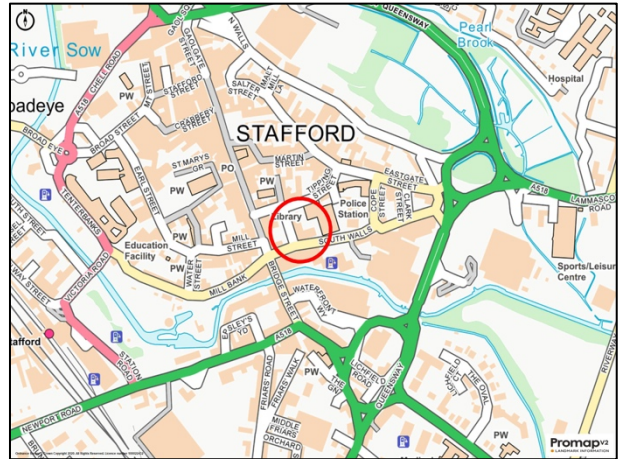
MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

BY INSTRUCTIONS OF STAFFORDSHIRE COUNTY COUNCIL

**Prime
Office, Retail or Hospitality Premises
To Let
in
Stafford Town Centre**



- **Unit No. 1, 2 Staffordshire Place, Tipping Street, Stafford, Staffordshire, ST16 2LP**
- **2,155 sq.ft. (200.19 sq.m.)**
- **Currently fitted out as offices**
- **Suitable for a variety of uses including for retail or catering**
- **Close to Verso Lounge, Liquor Tank and opposite the public library**
- **Part of the County Council's headquarters block**
- **Close to new Riverside shopping development**
- **Immediate availability**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

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LOCATION

The property forms part of the County Council's headquarters complex, is prominently situated in Stafford town centre on the north side of South Walls at its junction with Tipping Street, adjacent to the LIQUOR TANK bar and opposite the VERSO LOUNGE bar and the public library.

The new Riverside Shopping Centre is close by where PRIMARK, MARKS & SPENCER, SPORTS DIRECT and other nationally known multiple retailers are represented.

DESCRIPTION

The property provides part glazed partitioned accommodation arranged on the ground floor with extensive plate glass window frontages on two sides, suspended ceilings with recessed lighting and a rear section leading to storage and toilet facilities.

The premises have been previously used by Wolverhampton University as a regional learning centre and their availability offers an ideal opportunity for another office user or a retailer to acquire a town centre presence with a large office workforce on the doorstep in an attractive plaza setting with hospitality uses in the immediate vicinity.

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

FLOOR	DESCRIPTION	SQ.FT	SQ.M.
GROUND	Reception, meeting/training room, two offices, kitchen, storeroom, small store and male and female WC facilities	2,155	200.19
	TOTAL NET FLOOR AREA	2,155	200.19

SERVICES

Mains water, electricity and drainage are connected. Air-conditioning is fitted.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The premises are currently listed with a rateable value of £25,250 from April 2023. 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 55 within Band C. 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 commencing rental of **£34,000** per annum exclusive of rates with upward only reviews to be at five yearly intervals. A service charge applies to cover external repair and maintenance, buildings insurance and window cleaning. VAT is applicable on the rental and service charge figures.

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/4214

16.02.2023