



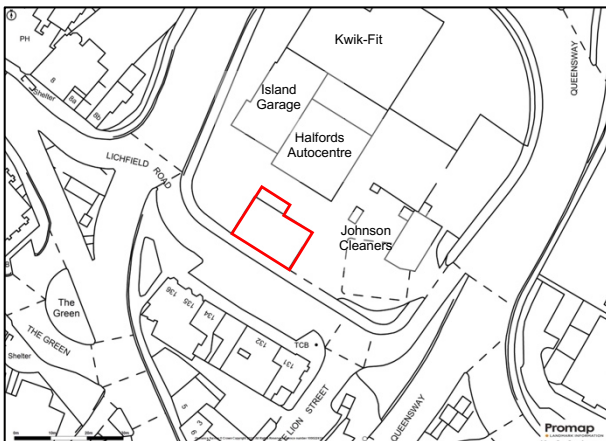
MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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www.millarsandy.com

BY INSTRUCTIONS OF REDWOOD PROPERTIES LIMITED

**Prominently Situated
Retail/Showroom Unit
To Let
in
Stafford**



- **Unit No. 3, The Island, Lichfield Road, Stafford, Staffordshire, ST17 4JU.**
- **2,120 sq.ft. (196.92 sq.m.)**
- **Town gateway position with main road location**
- **On-street parking at the front**
- **Close to Kwik-Fit, Halfords Autocentre and Johnson Cleaners**
- **Part centrally-heated**
- **Recently refurbished**
- **Suitable for a variety of retail and showroom trades**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

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LOCATION

The property is prominently situated on the east side of Lichfield Road at the centre of a large traffic gyratory located at the southern end of Stafford's main shopping thoroughfare. Branches of KWIK-FIT, HALFORD AUTOCENTRES and JOHNSON'S DRY CLEANERS operate from neighbouring units.

DESCRIPTION

The property comprises a detached retail/showroom building of single-storey flat-roofed rendered brick construction with aluminium-framed plate glass window frontages to three sides and has most recently been used as bathroom showroom.

The accommodation provides a large open sales area with ancillary office space and a suspended ceiling fitted and would be suitable for a wide variety of retail operations requiring a high-profile trading presence with car parking close by.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	Retail/Showroom	1,875	174.18
	Office No. 1	110	10.21
	Office No. 2	95	8.82
	Kitchen	40	3.71
	Male and female WC facilities	-	-
TOTAL NET FLOOR AREA		2,120	196.92
EXTERNAL car parking area surfaced in tarmacadam with one allocated space.			

SERVICES

Mains water, electricity and drainage are connected. Some parts are centrally heated by hot water radiators fed by an electric Strom eboiler.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the premises has been assessed at is £18,000 with effect 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 56 within Band C. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on a new effectively full repairing and insuring lease for a term to be agreed at a rental of **£25,000** 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 cost thereof. VAT is applicable on the rental.

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 agent's Stafford Offices.

The premises are offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/3425
19.01.2024