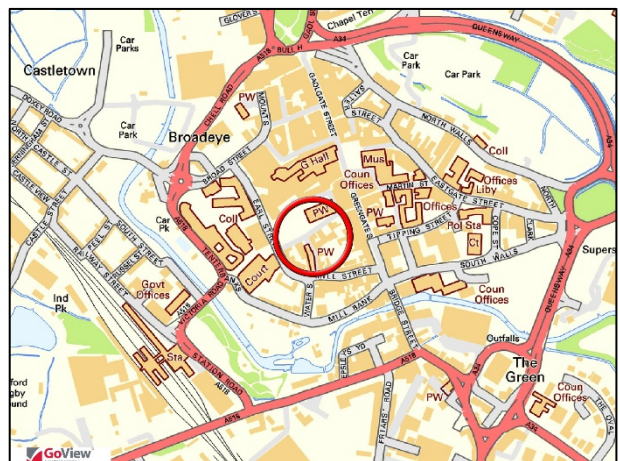
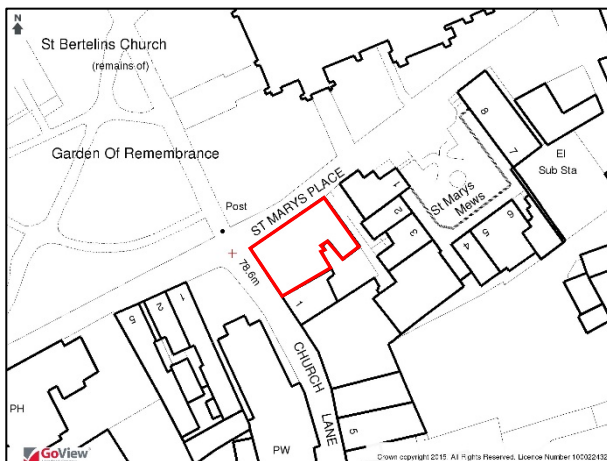




DUE TO RELOCATION

**Prestige
Ground and First Floor
Office Premises
To Let
in
Stafford Town Centre**



- **Nos. 1a and 1b St Mary's Gate, Stafford, Staffordshire, ST16 2AW.**
- 1,535 sq.ft. (142.60 sq.m.)
- Overlooking St Mary's Church and Churchyard
- Centrally located
- Easy walking distance from Stafford Station
- Incorporating impressive high-ceilinged meeting/training room
- Possibly suitable for a variety of non-retail and leisure uses
- Available for immediate occupation
- High speed broadband installed

LOCATION

The property is situated in Stafford town centre on the south side of St Mary's Gate between its junctions with St Mary's Place and Church Lane in a mixed business area dominated by offices and retail trading and overlooking the 13th Century St Mary's Church. Stafford also benefits from its rail connection links providing intercity services throughout the national network with its main-line station within a few minutes' walking distance.

DESCRIPTION

The property forms part of a two-storey Victorian building of brick and tile construction which was for over 100 years used as a private members club. The premises were refurbished in 2005 with part now used as an extension to the adjoining 16th Century Soup Kitchen Tea Rooms.

The available accommodation, which is self-contained, provides a reception area at ground floor level with an impressive staircase leading to four rooms on the first floor, one of which provides a large high-ceilinged area with chapel-like proportions and which might possibly suit prospective tenants requiring a large meeting or training room facility.

This prestige high quality space, which is offered as a consequence of the present tenant's imminent relocation, is likely to be of interest to professional and commercial users looking for a town centre presence within an attractive building enjoying the benefit of proximity to the usual amenities found in a town centre.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	Reception/Office No. 1 (1a)	155	14.40
	Office No. 2 (1a)	110	10.22
FIRST	Office No. 3 (1a)	315	29.26
	Office/Copier room No. 4 (1a)	50	4.65
	Office No. 5 (1a)	135	12.54
	Office No. 6 (1b)	770	71.53
	Male & Female WC facilities	-	-
TOTAL NET FLOOR AREA		1,535	142.60

SERVICES

Mains water, electricity and drainage are connected. The accommodation is heated by electric night storage radiators.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The property is currently assessed as two units. No. 1a has a rateable value of £8,100 and No. 1b has a rateable value of £6,100. 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 for this property indicates an asset rating of 64 within Band C. A full certificate with recommendations will be provided on request.

TERMS

The premises are currently subject to an internal repairing lease expiring on the 12th March 2027. The landlord undertakes external repairs and insures the premises and then recharges the tenant the apportioned cost thereof. The present tenant wishes to either assign the current lease or sublet the premises for the remainder of the term at a rental of £15,500 per annum exclusive of rates. 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 leases and the counterpart leases, together with any Stamp Duty and VAT due thereon.

VIEWING

By arrangement with the Agents' Stafford offices.

The property is offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/4169

03.06.2023