



**Retail/Restaurant Premises  
To Let  
in  
Stafford  
Town Centre**



- **Nos. 7 & 8 Mill Street, Stafford, Staffordshire, ST16 2AJ**
- **2,192 sq.ft. (203.64 sq.m.)**
- **Ground floor only available**
- **Popular secondary trading location**
- **On-street parking (30 minutes limit)**
- **Previously used as a restaurant**
- **Suitable for a variety of retail and non-retail trades**
- **Competitive rental**

## LOCATION

The property is situated in Stafford town centre on the south side of Mill Street between its junctions with Greengate Street and Water Street. Mill Street is a popular shopping thoroughfare occupied by a number of locally well-known traders including BLACKS MENSWEAR, PARKERS OF STAFFORD and PETER ROGERS (PHOTOGRAPHIC) with the immediate area characterised by niche retailers and restaurant operators.

## DESCRIPTION

The premises comprise the ground floor of a three-storey building of brick and tile construction and provides a double-fronted retail unit with an aluminium framed glazed shop front fitted. The upper floors provide self-contained separately occupied office space.

The accommodation is rectangular in shape and has most recently been used as a restaurant and takeaway, being still partly fitted out for that purpose with a kitchen area and freezer units in situ, but would be suitable for a wide variety of retail trades or possibly for another form of non-retail usage 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	1,655	153.74
	Rear ancillary area	537	49.88
	WC facilities	-	-
<b>TOTAL NET FLOOR AREA</b>		<b>2,192</b>	<b>203.64</b>
EXTERNAL shared gated service yard at rear with vehicular and pedestrian access from Mill Bank.			

## SERVICES

All mains services are connected.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property is £23,000 with rates payable of £11,477 for the year ending in March 2023. These details have been based on the information provided by the Valuation Office's website and Stafford Borough Council's Business Rates Department and should be double-checked by any party intending to enter into any commitment that relies on their accuracy.

## EPC

The property is being reassessed for EPC purposes.

## TOWN PLANNING

Planning Consent No. 16/24544/FUL, issued by Stafford Borough Council on the 26<sup>th</sup> October 2016, currently applies and granted permission for a change of use from the previous retail permission (A1) to a restaurant/hot food takeaway (A3/A5) with hours of business limited to between 11.00am and 11.00pm Mondays to Saturdays with no opening on Sundays and Bank Holidays.

## TERMS

The premises are available on a new full repairing lease for a term to be agreed at a commencing rental of **£19,950** per annum exclusive of rates with upward only reviews to be at three yearly intervals. The landlord will insure the property and then 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 counterpart lease, together with any Stamp Duty and VAT due thereon.

## VIEWING

By arrangement with Millar Sandy's Stafford offices or through the joint agents, Louis Taylor. Contact: Ian Cotterill. Tel: 01782 260222.

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

**BP/4202**

01.08.2022

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