

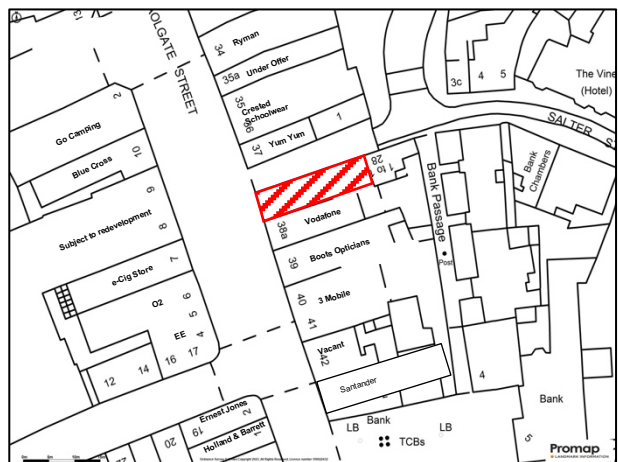


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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www.millarsandy.com

**Prime
Retail Unit
To Let
in
Stafford Town Centre**



- **No. 38 Gaolgate Street, Stafford, Staffordshire, ST16 2NR**
- **1,535 sq.ft. (142.60 sq.m.)**
- **Close to Ryman, Blue Cross, O2, EE, Vodafone and Boots Opticians**
- **Prominent trading position**
- **Extensive return frontage**
- **Immediately available**
- **Previously a branch of Costa Coffee**
- **Suitable for a variety of alternative trading styles**
- **Rates free to qualifying tenants**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

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LOCATION

The property is prominently situated and occupies a prime trading position in Stafford Town Centre lying on the east side of the pedestrianised Gaolgate Street at its junction with Salter Street. Branches of RYMAN, O2, VODAFONE, BOOTS OPTICIANS and EE are located in the vicinity.

DESCRIPTION

The property comprises one of two units forming the ground floor of a three-storey building, the upper floors of which provide a number of separately let apartments accessed from Salter Street.

The accommodation provides a rectangular-shaped retail area on the ground floor with an extensive return frontage, two customer access points and the benefit of rear servicing access through an enclosed yard.

The premises have previously been used as a Costa Coffee outlet and would be suitable for a wide variety of alternative retail and non-retail trades 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	IMPERIAL	METRIC
Ground	Net Frontage	16ft. 9ins.	5.10m.
	Return Display Frontage	54ft. 0ins.	16.45m.
	Width	16ft. 2ins.	4.94m.
	Shop Depth	87ft. 3ins.	26.59m.
	Male and female WC facilities	-	
	NET FLOOR AREA including rear stockrooms	1,535 SQ.FT.	142.60 SQ.M.
EXTERNAL rear shared enclosed yardage surfaced in tarmacadam with vehicular access from Bank Passage.			

SERVICES

Mains water, electricity and drainage are connected. There is some air-conditioning fitted.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property is £12,000 with no business rates payable subject to tenant qualification. 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 74 within Band C. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed at a commencing rental of **£19,000** per annum exclusive of rates with upward only reviews to be at five yearly intervals. A service charge is applicable. VAT also applies in this case.

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 Millar Sandy's Stafford Office.

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/4226

07.11.2023