

# A.J. Phillips

## Chartered Surveyors Commercial and Professional Property Services

14/15 Mill Street, Stafford ST16 2AJ  
Tel: 01785 25 45 45 · Fax: 01785 25 56 05  
E-mail: [commercial@ajphillips.co.uk](mailto:commercial@ajphillips.co.uk)  
Web: [www.ajphillips.co.uk](http://www.ajphillips.co.uk)

## 140 Newport Road, Stafford ST16 2EZ

Prominent Three Storey Town Centre Premises  
Excellent Location on the 'Wet Trade Run' of Stafford Town Centre  
To Let on New Lease



Approximately 155.32 sq.m / 1,671 sq.ft Over Three Floors  
Gas Radiator Central Heating & Hot Water System  
Suitable for a Variety of Uses Subject to Planning  
Car Parking Spaces to the Rear

**RENT GUIDE: £15,750 p.a.**



**NOTICE:** A.J. Phillips for himself and for the Vendors or Lessors of this property whose agents they are, give notice that these particulars do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of A.J. Phillips or the Vendors or Lessors. None of the statements form representations of fact. Any intending purchasers or lessors must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Vendors or Lessors do not make or give, neither A.J. Phillips or any other person in his employment, any authority to make or give any representation or warranty whatsoever in relation to this property. **V.A.T.** Please note that prices or rents quoted are exclusive of V.A.T. where applicable.

## 140 Newport Road, Stafford ST16 2EZ

### Location

The premises are located in Stafford Town Centre on the A518 Newport Road. Situated on the 'wet trade run', the premises are adjacent to Couture nightclub and close by to J.D. Wetherspoons, The Grapes and Casa nightclub. There are multiple A5 Hot Takeaway users close by including Domino's Pizza and Subway.

### Description

The property is of traditional brick and tile construction set out over three floors with a single storey flat roof extension to the rear. The property also benefits from a rear enclosed car park.

The property is offered to let on a new lease to comprise the whole building and associated car park.

### Accommodation

<i>Ground Floor</i>	Front Showroom	57.65 sq.m	620 sq.ft
	Rear Store / Office	14.73 sq.m	158 sq.ft
	Kitchen	6.44 sq.m	69 sq.ft
	Male & Female WC's		
	Access to Cellar		
<i>First Floor</i>	Office 1	15.99 sq.m	172 sq.ft
	Office 2	19.59 sq.m	210 sq.ft
	Office 3	4.43 sq.m	48 sq.ft
	Kitchen		
	Male & Female WC's		
<i>Second Floor</i>	Office 5	14.14 sq.m	152 sq.ft
	Office 6	18.06 sq.m	194 sq.ft
	Store	4.29 sq.m	46 sq.ft
<i>Total NIA excluding kitchen, toilets and circulation space:</i>		<i>155.32 sq.m</i>	<i>1,671 sq.ft</i>

### Services & Heating

All main services, including gas fired central heating system installed.

### Lease Terms

The accommodation is available on a new lease with terms to be agreed.

### Repairing Liability

Full repairing and insuring basis.

### Rating Data

The ground floor and upper floors are currently separately assessed.

	<i>Ground Floor</i>	<i>Upper Floors</i>
Description:	Offices & Premises	Offices & Premises
Rateable Value:	£ 9,500	£ 7,100
Rates Payable:	£ 4,113.50 *	£ 3,074.30 *
Rating Authority:	Stafford Borough Council (01785) 619 282	

\* Data from [www.businesslink.gov.uk](http://www.businesslink.gov.uk). Rates Payable based on a multiplier of 43.3p (2011/2012)

## 140 Newport Road, Stafford ST16 2EZ

### Planning

All enquiries over planning to be made through Stafford Borough Council Planning Department (01785) 619 337.

It is noted that an A5 Hot Takeaway Use will be acceptable to the Landlord.

### Legal Costs

Each party is to be responsible for their own legal costs and all other costs incurred in this transaction.

### VAT

All prices quoted attract VAT at the standard rate, where applicable.

### Energy Performance Certificate

Has been requested.

### Viewing

By appointment through A J Phillips, Stafford office, telephone 01785 254545 or e-mail [commercial@ajphillips.co.uk](mailto:commercial@ajphillips.co.uk)

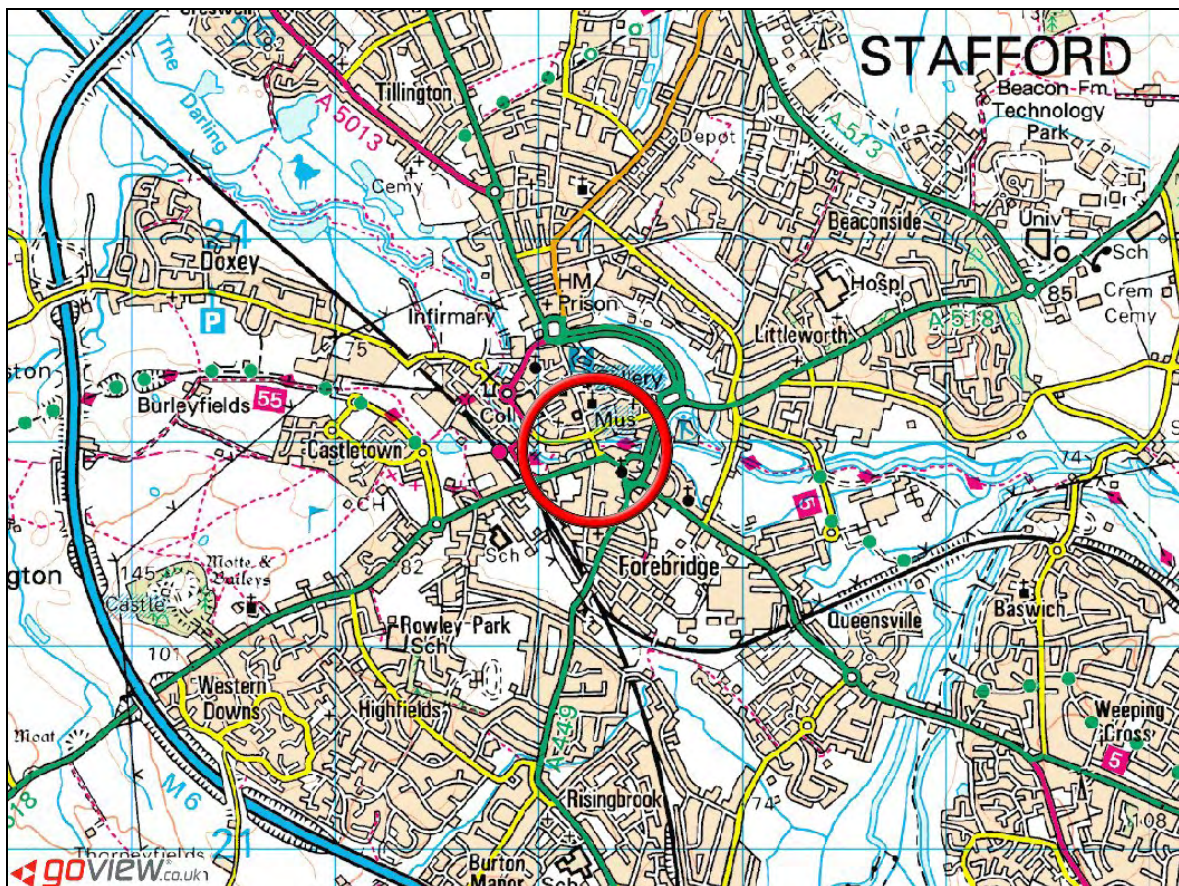
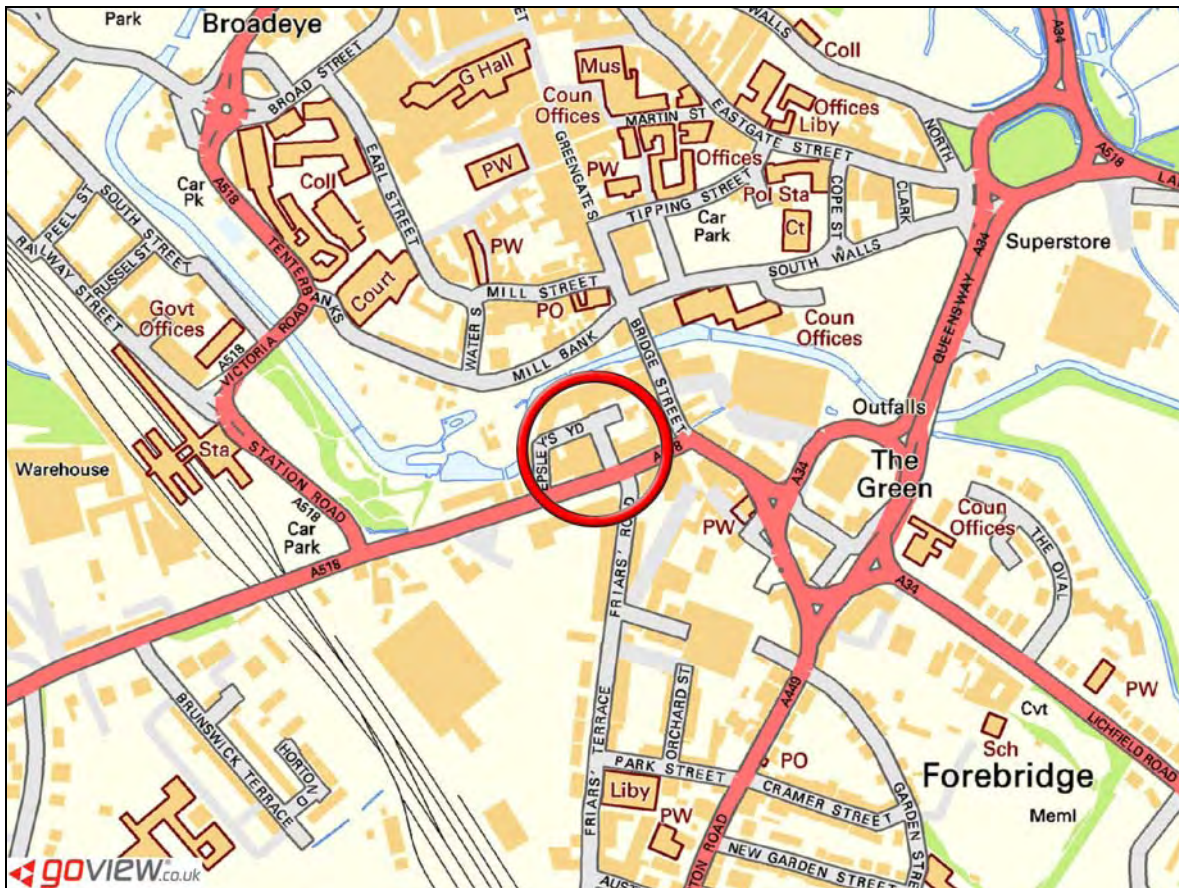
### Contact

Tony Phillips FRICS  
01785 254 545 / 07831 349 710  
[commercial@ajphillips.co.uk](mailto:commercial@ajphillips.co.uk)

Nick Phillips (BA Hons)  
01785 254 545 / 07736 662 254  
[commercial@ajphillips.co.uk](mailto:commercial@ajphillips.co.uk)



# 140 Newport Road, Stafford ST16 2EZ



Details of similar properties are also available online at:

[www.ajphillips.co.uk](http://www.ajphillips.co.uk)