

A.J. Phillips

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28 Princes Street Stafford ST16 2BT

Busy Precinct Retail Unit with Ancillary First Floor Storage



Retail Unit to Let on New Lease * Busy Town Centre Location

Ground Floor Approximately 679 sq.ft. / 63.12 m²

First Floor Ancillary Storage 1,013 sq.ft. / 94.18 m²

GUIDE RENT: £ 21,500 per annum



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Location

Within the heart of the town centre the property occupies an excellent location along the pedestrianised Princes Street, and benefits from being opposite the Co-op Department Store and close to the indoor Guildhall Shopping Centre and indoor market.

Staffordshire Street Atlas Page 155, Box F2.

Description

A modern retail unit in a parade of similar properties with nearby operators including Moben Kitchens, Hudsons Leather Goods and Mister Minit.

Ground floor retail unit with central entrance doors within an aluminium frame shop front. Suspended ceiling. Rear stock area, staircase to deep stockroom, tea point and WC facilities.

Externally rear yard to secure gates with pedestrian and vehicular access to Chapel Street.

Accommodation

Ground and first floor accommodation as follows:

Ground Floor - Retail sales, kitchen and preparation

Internal Width:	5.15 m / 6' 8"
Shop Depth:	13.60 m / 44' 6"
Ground Floor Area:	63.12 m ² / 679 sq.ft.

First Floor – Store/stock room/staff room

First Floor Area:	94.18 m ² / 1,013 sq.ft.
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Rating Data

Rating Authority	:	Stafford Borough Council (01785) 619282
Description	:	Shop and Premises
Rateable Value	:	£22,750
Rates Payable	:	£11,033.75 * (2009/2010)

- Data from www.businesslink.gov.uk. Rates Payable based on a multiplier of 48.5p

Energy Performance Certificate

Available on request.

Viewing

By appointment through A J Phillips, Stafford office, telephone 01785 254545 or e-mail commercial@ajphillips.co.uk.



Similar properties are available online at:
www.ajphillips.co.uk