



COMMERCIAL INDUSTRIAL PROPERTY CONSULTANTS

BY INSTRUCTIONS OF RESHAM PLC

PROMINENTLY SITUATED
RETAIL UNIT
TO LET
IN
STAFFORD TOWN CENTRE



- * TOTAL NET RETAIL AREA – 1,150 SQ.FT. (106.84 SQ.M.) *
- * ADDITIONAL UPPER FLOOR ANCILLARY ACCOMMODATION
EXTENDING TO 1,690 SQ.FT. (157 SQ.M.) *
- * SUITABLE FOR A VARIETY OF TRADES *

ADDRESS **NOS. 39/39A GREENGATE STREET, STAFFORD, STAFFORDSHIRE.**

LOCATION The property is prominently situated in Stafford town centre on the west side of the pedestrianised Greengate Street, between its junctions with St Mary's Place and Mill Street and immediately adjacent to TONI & GUY and COUNTRYWIDE SURVEYORS. Branches of SUPERDRUG, BELLA ITALIA, the NATIONWIDE, BRITANNIA and HALIFAX BUILDING SOCIETIES and NATWEST and CO-OPERATIVE BANKS are also in the immediate vicinity.

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DESCRIPTION The property comprises an attractive listed building of three-storey brick and tile construction providing retail accommodation on the ground floor together with extensive ancillary office/stockroom space at first and second floor levels, access to which is to be reinstated by the landlord prior to letting.

The availability of the premises offers an ideal opportunity for a retailer to acquire a main street presence along a part of the town's trading thoroughfare that has seen little tenant turnover in recent years.

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

	IMPERIAL	METRIC
Gross Frontage	30ft 6ins	9.30m
Net Frontage	27ft 7ins	8.44m
Internal Width	32ft 6ins	9.91m
Shop Depth	38ft 5ins	11.70m
NET SALES AREA	1,150 SQ.FT.	106.84 SQ.M.
Ground Floor - Storage	30 sq.ft.	2.79 sq.m.
First Floor - Offices/Storage	985 sq.ft.	91.51 sq.m.
Second Floor – Offices/Storage	705 sq.ft.	65.50 sq.m.
TOTAL NET FLOOR AREA	2,870 SQ.FT.	266.64 SQ.M.

SERVICES Mains water, electricity and drainage are connected.

ASSESSMENTS (Stafford Borough Council)

Rateable Value : £33,250

Uniform Business Rates payable per annum (2006/07) : £14,297.50

This assessment excludes the upper floor accommodation.

TERMS The premises are available on a new full repairing lease for a term to be agreed at a commencing rental of **£47,500** per annum exclusive of rates, and VAT if applicable, with upward only rent reviews to be at five yearly intervals. The landlord will insure the property and then recharge the tenant the cost thereof.

LEGAL COSTS All legal costs incurred in the preparation of the lease and the counterpart lease, together with any Stamp Duty and VAT due thereon, are to be the responsibility of the ingoing tenant.

VIEWING By arrangement with the Sole Agents' Stafford Offices.

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/2764
10.09.2007