

**TO LET**

**DRAFT**

**RETAIL UNIT**



**49 Greengate Street  
Stafford ST16 2JA**

- High Street retail unit in prominent position.
- Sales area **715 sq ft (66.4 sq.m.)** plus ancillary Storage **657 sq.ft. (61 sq.m.)**
- Considered suitable for retail, consultancy or office use, subject to any necessary planning consents.
- Rent - **£25,000** per annum exclusive of rates, VAT and other outgoings.

21 Eastgate Street  
Stafford  
ST16 2LZ

**Tel:**  
**01785 223 913**

**Fax:**  
**01785 223 385**

**DESCRIPTION:** The property comprises part of the ground floor of the 'Ancient High House' located in a prominent position on Greengate Street in Stafford town centre.

The Ancient High House is a Grade II\* listed building.

Greengate Street is the main street in Stafford. Nearby occupiers include McDonalds, Savers, W H Smiths, Ottakers, Yorkshire Bank, Halifax plc, and Boots Chemists.

**ACCOMMODATION:** Ground floor

Front sales – 219 sq.ft. (20.4 sq.m.)

Upper ground sales – 256 sq.ft. (23.8 sq.m.) currently split by partitioning to create three consulting rooms.

Lower ground sales - 240 sq.ft. (22.3 sq.m.)

Ancillary space – 505 sq.ft. (46.9 sq.m.)

First floor

Rest room/store – 152 sq.ft. (14 sq.m.)

Kitchenette with two toilets.

There is the benefit of rear access for the purposes of loading/unloading.

**LEASE:** The property is available on new lease for a term of 10 years on a tenant's full repairing and insuring basis. A shorter or longer term may also be considered.

**RENT:** An initial rent of £25,000 per annum exclusive of rates, VAT and other outgoings and subject to five yearly, upwards only, review.

**RATES:** The property is assessed at RV £21,500. General rate poundage 2011/2012 – 43.3p.

**COSTS:** The tenant will be responsible for landlord's reasonable legal costs in documenting the agreement.

**VAT:** All figures stated are exclusive of VAT.

**VIEWING:** Strictly by prior arrangement with the sole agents: **Chivers Commercial**  
Tel: 01785 223913 Fax: 01785 223385 E.Mail: [pburnett@chiverscommercial.co.uk](mailto:pburnett@chiverscommercial.co.uk)



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