

# A.J. Phillips

## Chartered Surveyors Commercial and Professional Property Services

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## Retail Premises, 9 Bridge Street, Stafford ST16 2HL

Ground Floor Retail Premises To Let on New Lease



Approximately 126.26 sq.m / 1,356 sq.ft

Benefits from A1 & A2 Consent

Suitable for a Variety of Uses including A3 and A4 Subject to Planning  
Grade II Listed Building

**RENT REDUCED**  
**RENT GUIDE: £14,500 p.a.**



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## 9 Bridge Street, Stafford ST16 2HL

### Location

The premises are located in Stafford town centre on the recently improved and newly paved Bridge Street within the core centre of the retail and business area of the county town. Nearby users include the Stafford Borough Council offices, Webb and Lucas Opticians, Express Curtains and Stafford Express and Star offices.

The premises are also located on the wet trade run with nearby A4 users including J.D. Wetherspoons, The Grapes and Casa and Couture nightclubs.



### Description

The property is of traditional brick and tile construction set out over three floors with retail / A2 consent to the ground floor, office accommodation to the first floor and a residential flat to the second floor.

The retail element with rear office / storage accommodation on two floors is available on a new lease. Additional first floor offices are also available at an increased rent.



### Accommodation

Front Retail Area	49.59 sq.m / 533 sq.ft
Rear Retail Area / Office	33.81 sq.m / 363sq.ft
Store	2.54 sq.m / 27 sq.ft
Male and Female WC Facilities	
Kitchen	2.52 sq.m / 27 sq.ft
Rear Office / Storage	19.90 sq.m / 214 sq.ft
First Floor Office / Storage	17.90 sq.m / 192 sq.ft
<b>Total Area</b>	<b>126.26 sq.m / 1,356 sq.ft</b>

### 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

Internal repairing and decorating basis.

# 9 Bridge Street, Stafford ST16 2HL

## Rating Data

	Ground Floor	Rear Ground and First Floor
Description:	Shop & Premises	Office & Premises
Rateable Value:	£ 11,750	£ 3,200
Rates Payable:	£ 5,087.75 *	£ 1,385.60 *
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)

## Planning

We understand that the unit benefits from an A2 planning consent and would not require a Change of Use to operate as an A1 retail outlet. Other suitable uses could include A3 / A4 subject to consent however please make enquiries over planning use with Stafford Borough Council Planning Department 01785 619337.

## Legal Costs

Each party to bear their own legal costs.

## VAT

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

## Viewing

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



