



COMMERCIAL INDUSTRIAL PROPERTY CONSULTANTS

BY INSTRUCTIONS OF SILEX LAND LIMITED

PROMINENTLY SITUATED
RETAIL OR BAR/RESTAURANT UNIT
TO LET
IN
STAFFORD TOWN CENTRE



- * TOTAL NET RETAIL AREA – 1,875 SQ.FT. (174.19 SQ.M.) *
- * PLANNING CONSENT FOR RETAIL, BAR AND RESTAURANT USES *
- * SITUATED ON STAFFORD'S LEISURE CIRCUIT *
- * IMMEDIATE AVAILABILITY * SUITABLE FOR A VARIETY OF TRADES *

ADDRESS **UNIT NO. 1, THE MILLS, MILL BANK, STAFFORD, STAFFORDSHIRE, ST16 2QZ.**

LOCATION The premises are situated in Stafford town centre on the south side of Mill Bank, between its junctions with Greengate Street, Bridge Street and South Walls and Water Street. Positioned close to a major branch of the Royal Bank of Scotland and Ladbrokes, The Mills is also located on the town's main leisure circuit with nationally known operators including JD Wetherspoon, Bella Pasta and Barracuda close by. The former Post Office immediately opposite is currently being converted to provide a restaurant and bar complex. The Borough and County Councils, the latter currently undertaking the development of a major new headquarters building, are located nearby.

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

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DESCRIPTION

The Mills is a recently completed three-storey brick and tile riverside development designed to provide retail space on the ground floor with apartments on the upper levels. The premises have consent for bar and restaurant use but are to be divided to provide two smaller units to be fitted with shop fronts and suspended ceilings prior to letting.

The availability of Unit No. 1, the larger of the two areas to be created, provides an ideal opportunity to acquire a town centre presence in an attractive new building suitable for a variety of retail and catering trades and offered at a highly competitive rental.

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

	DESCRIPTION	IMPERIAL	METRIC
GROUND FLOOR	Gross Frontage	29ft. 4ins.	8.95m.
	Net Frontage	26ft. 6ins.	8.10m.
	Average Depth	52ft. 3ins.	15.94m.
	TOTAL NET FLOOR AREA	1,875 SQ.FT.	174.19 SQ.M.
OUTSIDE	Rear terraced area extending to 180 sq.ft. (16.72 sq.m.) and servicing facility with access from Bridge Street.		

SERVICES

All mains services will be connected.

ASSESSMENTS

Local Authority - Stafford Borough Council

The premises are to be reassessed for rating purposes.

TERMS

The premises are available on a new full repairing lease for a minimum term of ten years at a commencing rental of **£25,000** per annum, exclusive of rates and VAT, to be subject to an upward only rent review at the end of the fifth year. A service charge is payable in addition to the rent.

LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the preparation of the lease and the counterpart lease, together with any Stamp Duty and VAT due thereon.

VIEWING

By arrangement with Millar Sandy's Stafford Offices, or through the Joint Agents, Wright Silverwood, New Victoria House, 77 Francis Road, Edgbaston, Birmingham, B16 8SP. Contact: Andrew Silverwood. Tel: 0121 454 4004.

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

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