



COMMERCIAL INDUSTRIAL PROPERTY CONSULTANTS

**LARGE
RETAIL UNIT
TO LET
IN
STAFFORD
TOWN CENTRE**



*** NET RETAIL AREA - 3,430 SQ.FT. (318.66 SQ.M.) ***
*** TOTAL NET FLOOR AREA - 7,745 SQ.FT. (719.53 SQ.M.) WITH ANCILLARIES ***
*** IMMEDIATE AVAILABILITY ***
*** SUITABLE FOR A VARIETY OF TRADES ***

ADDRESS **NO. 1 MARKET STREET, STAFFORD, STAFFORDSHIRE, ST16 2JZ.**

LOCATION The premises are situated in Stafford Town Centre on the north side of Market Street, between its junctions with Market Square and Salter Street/Eastgate Street and close to branches of HIDDEN HEARING, LLOYDS BANK, AGE CONCERN, CORAL and BOOTS.

DESCRIPTION The premises form part of a three-storey development of shops and have latterly been used for the sale of fashionwear, having previously been let to Ethel Austin, but would be suitable for a wide variety of alternative retail purposes.

The accommodation provides an extensive sales area on the ground floor together with stockroom and ancillary space at first and second floor levels.

The availability of the unit provides an ideal opportunity for a retailer to acquire a retail outlet of a size that has historically proved difficult to secure in this busy market town.

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

TEL. 01785 244400 FAX. 01785 244901

mailbox@millarsandy.com www.millarsandy.com

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

DESCRIPTION		IMPERIAL	METRIC
GROUND FLOOR	Frontage	43ft.6ins.	13.28m.
	Max Width	41ft.	12.50m.
	Depth	83ft.9ins.	25.57m.
	NET RETAIL AREA	3,430 SQ.FT.	318.66 SQ.M.
FIRST FLOOR	Storage WC facilities	3,690 sq.ft. -	342.81 sq.m. -
SECOND FLOOR	Storage/Staff	625 sq.ft.	58.06 sq.m.
TOTAL NET FLOOR AREA		7,745 SQ.FT.	719.53 SQ.M.
EXTERNAL service yard at rear with vehicular access from Salter Street.			

SERVICES Mains water, electricity and drainage are connected.

ASSESSMENTS Local Authority - Stafford Borough Council

Rateable Value : £60,500

Uniform Business Rates payable per annum (2012/13) : £27,709

TERMS The premises are available on a new full repairing lease for a term to be agreed at a commencing rental of **£50,000** per annum, exclusive of rates and VAT, to be subject to an upward only reviews at five yearly intervals. 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 Office or through the Joint Agents, Jackson Criss, 33 Great Portland Street, London, W1N 8QG. Contact: Adam Robinson. Email: adamr@jacksoncriss.co.uk. Tel: 0207 637 7100. Fax: 0201 637 7101.

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/3500
Rev'd. 19/9/12

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: iSBEM v3.2.b using calculation engine SBEM v3.2.b

Property Reference: 145813760000

Assessor Name: P M Grafham, M.Sc., MRICS

Assessor Number: STRO000127

Accreditation Scheme: Stroma Accreditation Ltd

Employer/Trading Name: SSH Chartered Surveyors

Employer/Trading Address: 101-107 St Owen Street, Hereford, HR1 2JW

Issue Date: 15 Oct 2008

Valid Until: 14 Oct 2018 (unless superseded by a later certificate)

Related Party Disclosure: Not Applicable

Recommendations for improving the property are contained in Report Reference Number: 0910-0348-6850-4700-1092

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on 0800 085 2005

Energy Performance Certificate

Non-Domestic Building



Ethel Austin Ltd
1 Market Street
STAFFORD
ST16 2JZ

Certificate Reference Number:

0164-3070-0885-0390-9101

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **114**

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	894
Building complexity (NOS level):	4

Benchmarks

Buildings similar to this one could have ratings as follows:

50 If newly built

86 If typical of the existing stock