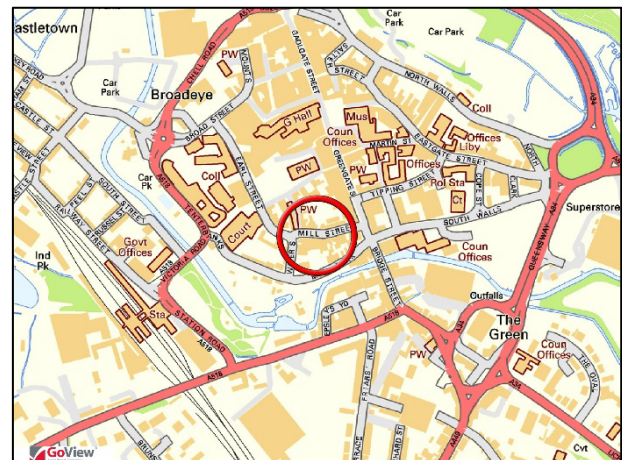




**Retail Premises
To Let
in
Stafford Town Centre**



- **No. 38 Mill Street, Stafford, Staffordshire, ST16 2AJ**
- **960 sq.ft. (89.17 sq.m.)**
- **Popular secondary trading location**
- **Double-fronted**
- **Suitable for a variety of retail and non-retail trades**
- **Area characterised by niche retailing and hospitality outlets**
- **Business rates free subject to tenant qualification**
- **Early availability**

LOCATION

The property is situated in Stafford town centre on the north side of Mill Street between its junctions with Greengate Street and Water Street. Mill Street is a popular shopping thoroughfare occupied by a number of locally well-known traders including BLACKS MENSWEAR, PARKERS OF STAFFORD and PETER ROGERS (PHOTOGRAPHIC). The street scene is characterised by niche retailing and hospitality uses.

DESCRIPTION

The property comprises a two-storey building of brick and tile construction with a flat-roofed extension at the rear and provides a double-fronted retail unit on the ground floor with a self-contained separately occupied flat above.

The premises have been sectioned with non-permanent partitioning, have a suspended tile ceiling with recessed lighting fitted and accommodate a sales area with an aluminium framed glazed shop front installed.

The property would be suitable for a wide variety of retail trades or possibly for a non-retail usage subject to any planning consent considered appropriate by the relevant local authority.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	Retail area	865	80.35
	Store	50	4.64
	Kitchen	45	4.18
	WC facility	-	-
	TOTAL NET FLOOR AREA		960

SERVICES

Mains water, electricity and drainage are connected.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property has been assessed at £11,500 with no uniform business rates payable for the year ending March 2025 subject to certain qualifying criteria. These details have been based on the information provided by the Valuation Office's website and should be double-checked by any party intending to enter into any commitment that relies on their accuracy.

EPC

The Energy Performance Certificate issued for the property indicates an Asset Rating of 72 within Band C. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on a new full repairing lease for a term to be agreed at a commencing rental of **£11,950** per annum exclusive of rates with upward only rent reviews to be at three yearly intervals. The landlord will insure the building and recharge the tenant the apportioned cost thereof. VAT is not applicable in this instance.

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 the Agents' Stafford offices.

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/4183

30.01.2025