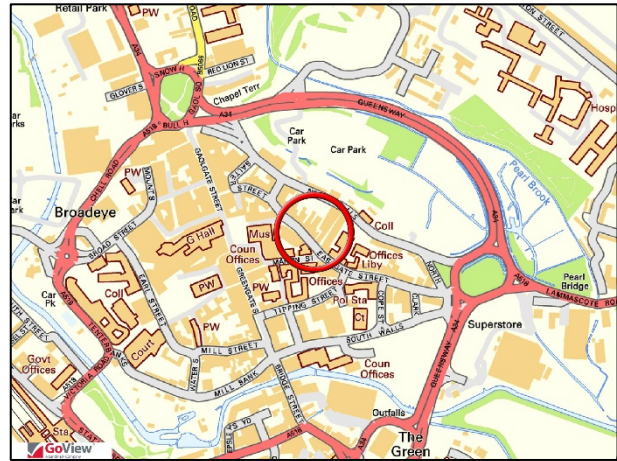
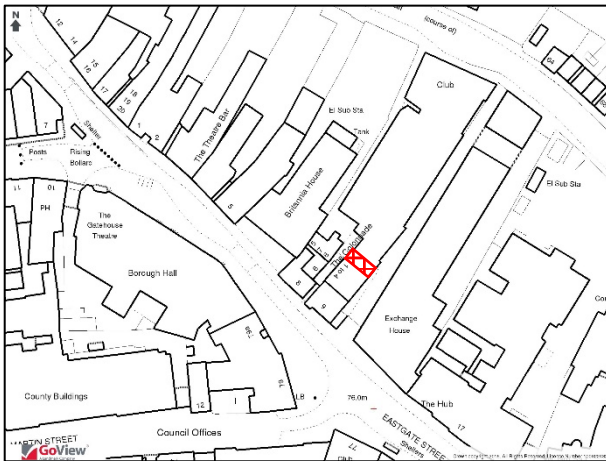




BY INSTRUCTIONS OF SANDHILL INVESTMENTS LIMITED

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



- **Shop No. 4, The Colonnade, No. 9 Eastgate Street, Stafford, Staffordshire, ST16 2NQ**
- **360 sq.ft. (33.44 sq.m.)**
- **Attractive mews development**
- **Close to large public car park**
- **Near to Aldi and B & M outlets**
- **Immediate availability**
- **Rates free from April 2024, subject to tenant qualification**

**LOCATION**

The property forms part of a retail and office development prominently situated in Stafford town centre on the north side of Eastgate Street between its junctions with Martin Street and Market Street. The former Kingsmead car park is located nearby and has been redeveloped to provide a new Aldi supermarket and B & M store with two hours' free public parking.

**DESCRIPTION**

The Colonnade is a small parade fronted by a Grade II listed building and was developed some years ago to provide an arcade of five shop units that have tended to suit specialist retail trades. The development links Eastgate Street to North Walls and provides a thoroughfare to one of the town's main car parks.

The available premises comprise a ground floor lock-up retail unit previously used for body piercing but would be suitable for a wide variety of alternative retail or non-retail purposes, 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	310	28.80
	Kitchen	50	4.64
	WC facility	-	-
<b>TOTAL NET FLOOR AREA</b>		<b>360</b>	<b>33.44</b>

**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 is £4,950 with no uniform business rates payable for the year ending March 2025, subject to certain tenant 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**

As part of a listed building, an Energy Performance Certificate is not required in this instance.

**TERMS**

The premises are available on a new internal repairing lease for a term to be agreed at a commencing rental of **£4,950** per annum exclusive of rates with upward only rent reviews to be at three yearly intervals. The landlord recovers the cost of external maintenance, repairs and insurance by way of service charge. A management charge also applies. VAT is applicable on the rental and service charge figures 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/4018**

29/05/24