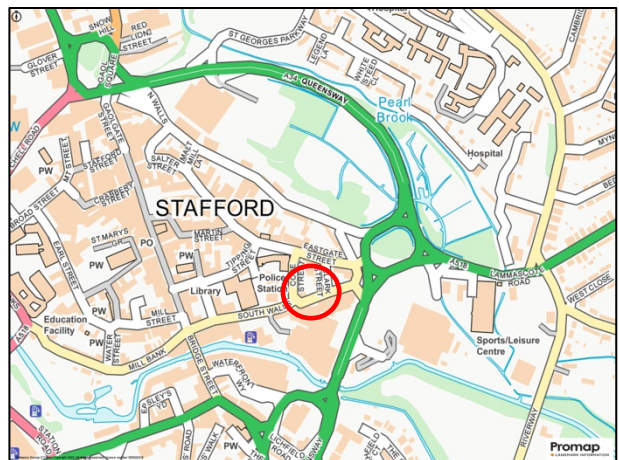




**Commercial Premises
To Let
in
Stafford Town Centre**



- **The Former Lord Nelson Public House, No. 31 Eastgate Street, Stafford, Staffordshire, ST16 2LZ**
- **2,765 sq.ft. (256.87 sq.m.)**
- **Town centre location**
- **Ground floor space only**
- **Rear staff parking and servicing area**
- **Previously a public house with scope for alternative catering uses**
- **Possibly of interest to bistro or café operators**
- **Close to Riverside Shopping Centre**
- **Time limited on-street parking at front**
- **Small business rates relief available subject to tenant qualification**

LOCATION

The Former Lord Nelson Public House is prominently situated in the Stafford town centre conservation area on the north side of Eastgate Street between its junctions with Cope Street and North Walls. Junction 14 of the M6 Motorway is about two miles distant and provides access to Manchester and the north-west, London and the south-east by way of the M1 link and Bristol and the south-west via its connection with the M5. Stafford also lies on the West Coast Line thereby benefitting from the town's rapid rail links with London and the north. The immediate area is characterised by mixed use commercial property with the Gatehouse Theatre and Riverside Shopping Centre close by.

DESCRIPTION

The property comprises a mid-terraced building of three-storey brick and tile construction with painted and rendered elevations and has been enlarged at the rear by way of a single-storey flat-roofed extension.

The available accommodation is on the ground floor and provides previously used public bar space, additional cellarage and the benefit of a parking and servicing area at the rear. The upper floors have been self-contained and refurbished to provide a separately let residential flat.

The premises have most recently been used by a foodbank charity but, subject to any required planning consent, would lend themselves to a variety of alternative uses, including for other catering purposes, with their availability offering an ideal opportunity for a potential tenant looking to acquire trading space in a highly accessible central location with good public access.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	Entrance lobby	-	-
	Public bar	2,600	241.54
	Kitchen	125	11.61
	Male and female WCs	-	-
CELLAR	Storage	-	-
TOTAL NET FLOOR AREA		2,725	253.15
EXTERNAL vehicular access from North Walls secured by double timber gates leading to tarmac-surfaced car parking providing two staff spaces.			

SERVICES

All mains services are connected.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The current rateable value of the property has been assessed at £12,700 effective from the 1st April 2023. Some small business rates relief should be available in this case subject to tenant qualification. 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 this property indicates an Asset Rating of 55 within Band C. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on an effectively full repairing and insuring lease for a term of four years at a rental of **£9,000** per annum exclusive without review. The landlord insures the property and recharges the tenant the appropriate apportioned cost thereof. VAT is 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 counterpart lease, together with any VAT and stamp duty 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/4209

13.09.2024