

A1/A3 OPPORTUNITY



STAFFORD, Unit 1C Riverside ST16 3AA

Description

The subject property occupies a prominent position fronting South Walls Street, within the newly developed Riverside scheme.

Accommodation

The property is arranged over ground floor only, providing the following areas:

Ground Floor	1,000 sq ft	92.90 sq m
Total	1,000 sq ft	92.90 sq m

Term

The property is available by way of a new 10 year effective full repairing and insuring lease subject to rent review at year 5.

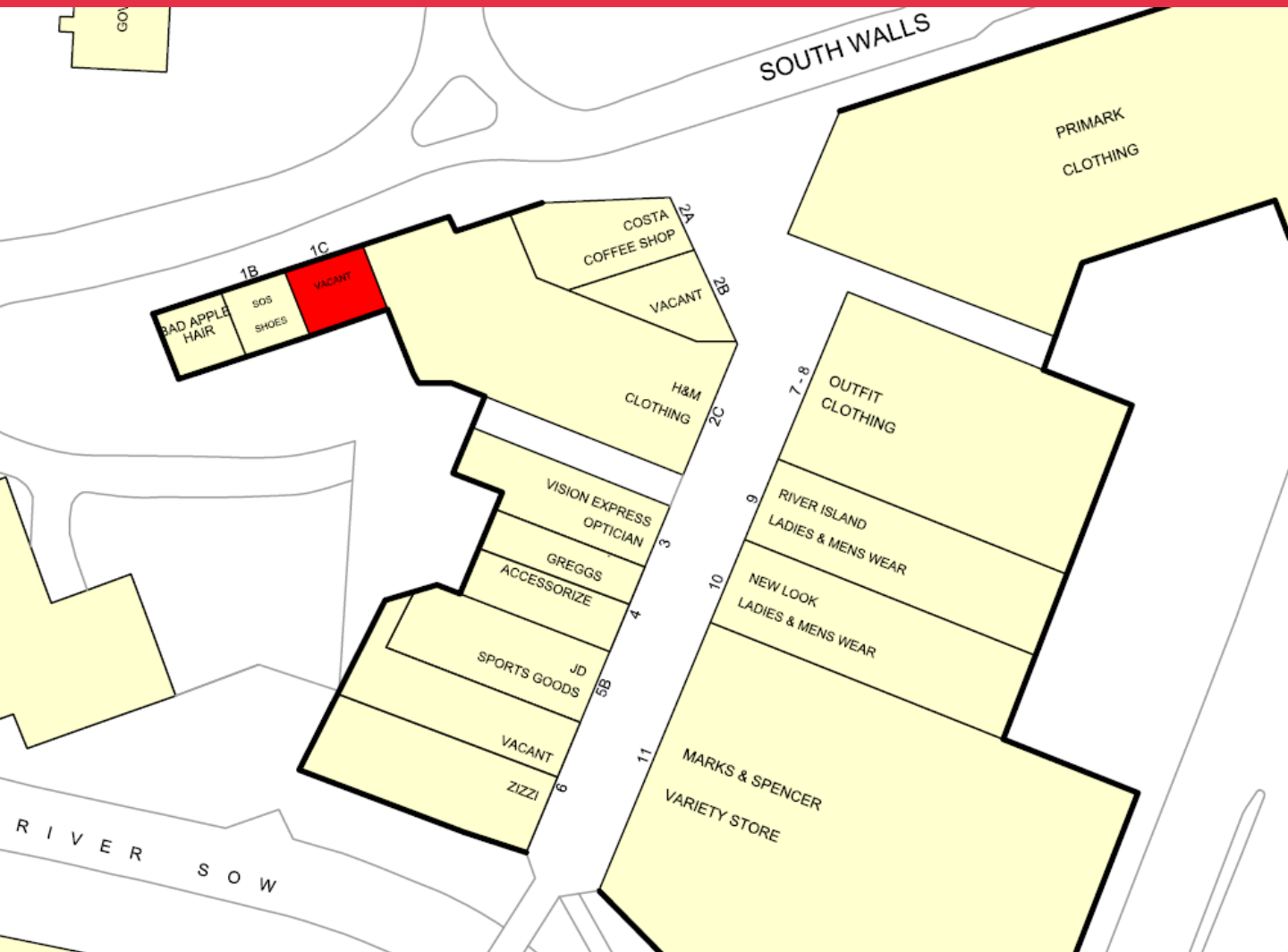
Rent

£35,000 per annum exclusive.

Rates

Rateable Value	£29,250.00
Rates Payable	£14,553.36

These figures are provided as an estimate and interested parties are advised to consult the VOA to verify figures.



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Service Charge

The Service Charge attributable for this unit is estimated at £1,752.86 per annum.

EPC

Certificate available on request.

Legal

Each party is responsible for its own legal costs incurred in this transaction.

Viewing

For further information, please contact :

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SUBJECT TO CONTRACT