

To Let / For Sale.

9A Hunters Row, Gaolgate Street,
Stafford, ST16 2AD

7,727 SQ.FT.
717.87 SQ.M



Louis Taylor

Contact: James Tatton

✉ James.tatton@louis-taylor.co.uk

☎ 01782 260222

🌐 www.louis-taylor.co.uk

Description.

A spacious retail unit situated in Stafford Town Centre. With parking nearby, and supermarkets such as Sainsbury's a short walk away, this property is accessible to all.

Benefiting from a shared loading bay, two large ground floor retail areas and further storage upstairs, the space is suitable for a whole host of retail uses.

Location.

This property benefits from excellent transport links, with easy access to the A34 and A518, both at less than a mile in distance. The M6 Motorway network is accessible at a distance of approximately 2 miles.

Accommodation.

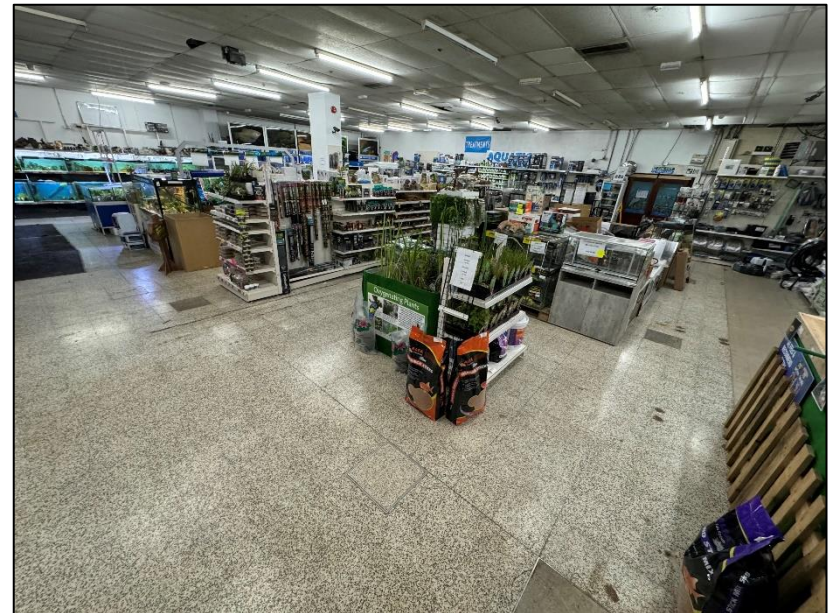
Retail space (ground floor)	460.85sqm (4,961sqft)	Storage space (first floor)	257.02sqm // 2,766 sqft
		Total	717.87sqm // 7,727sqft

Services.

The premises has mains electricity, water and drainage subject to any required reconnection. These services have not been tested by the agent.

Planning.

We recommend that all interested parties make their own enquiries to the local authority to satisfy themselves that their proposed use is authorised.





Legal Costs.

Each party is to be responsible for the own legal costs incurred with the letting of this property.

Assessment.

Enquiries to the Valuation Office confirm the property has a rateable value of £29,750 from the 1st April 2023.

EPC Rating.

B 36.

Asking Rent / Price.

£30,000 per annum + VAT (Leasehold)
£350,000. (Freehold)

Service Charge.

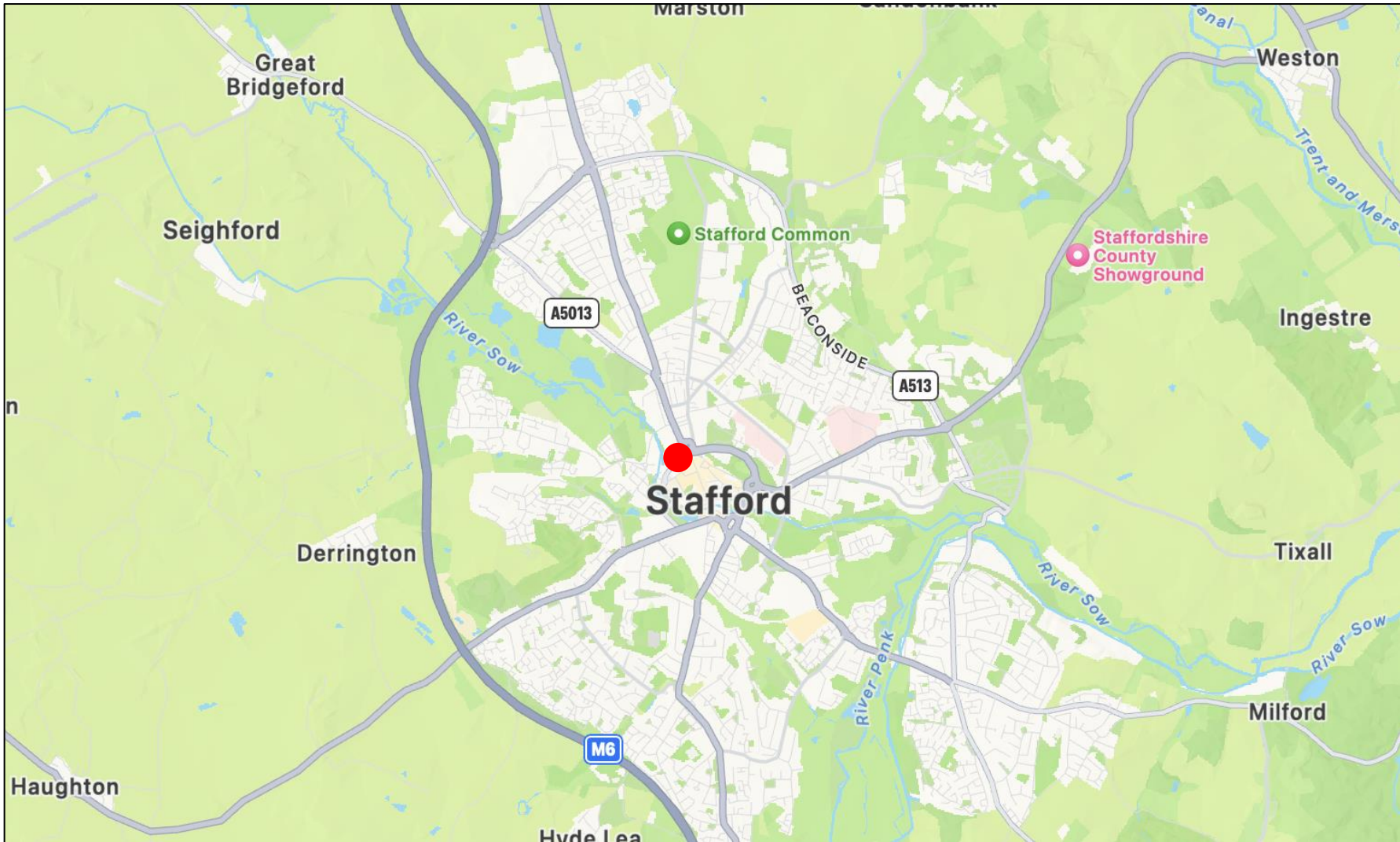
To be confirmed.

Tenure.

Leasehold for a number of years, upon terms to be negotiated.
Freehold.

VAT.

VAT is to be payable on the agreed rental / sales figure.



Contact us

Independent chartered surveyors and estate agents handling Commercial, Residential and Auction property matters in Staffordshire & South Cheshire.



Commercial & Residential Agency



Landlord & Tenant Consultancy



Residential Lettings



Lease Renewal & Rent Review



Commercial Property Management



Fine Art Auction

Louis Taylor Limited, The Estate Office, 5 King Street, Newcastle, Staffs ST5 1EN

Louis Taylor for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Louis Taylor has any authority to make or give any representation or warranty in relation to this property.

Louis Taylor

Contact: James Tatton

 James.tatton@louis-taylor.co.uk

 01782 260222

 www.louis-taylor.co.uk