

RORY MACK

ASSOCIATES

TO LET:

£6,500 + VAT

Unit 14 (Ground Floor only)

Princes Street, Stafford,  
ST16 2BN



- Town centre location benefiting from (A1) retail consent (would suit alternative uses STP)
- Close to Home Bargains, Sainsburys and Sports Direct
- Total ground floor sales 923 sq.ft.
- New lease available
- EPC – Band C

COMMERCIAL ESTATE AGENCY  
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HOME BUYERS SURVEYS & REPORTS  
BUILDING SURVEYS  
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RATING APPEALS

SCHEDULES OF CONDITION  
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E: enquiries@rorymack.co.uk



Rory Mack Associates Ltd.  
Registered in England & Wales.  
Reg No. 6424169

WWW.RORYMACK.CO.UK

## GENERAL DESCRIPTION

Unit 14 Princes Street forms part of a larger development of shops close to a number of national operators including; Sainsbury's, Home Bargains and Sports Direct. The unit which features sales of 923 sq.ft. will include a WC and small kitchenette.

## LOCATION

The property is situated on Princes Street, one of the main pedestrian routes leading to the main High Street. There are a number of free short and long stay car parks in close proximity to the development and nearby retailers include; Oatcakes and Milkshakes, Sainsbury's, Home Bargains, Sports Direct and Costa Coffee.

## ACCOMMODATION

Ground Floor:

Sales (to include WC and Kitchen): 923 sq.ft.

First Floor:

Sales/Office/Kitchen: 1,369 sq.ft.

**Total NIA: 2,292 sq. ft.**

## VAT

The rent will be subject to VAT.

## SERVICES

Mains electricity and water are connected. Please note that no services have been tested by the agents.

## EPC

Band C – Asset Rating 72

## BUSINESS RATES

Rateable Value: £15,750

Rates Payable: £7,339.50 p.a. (18/19)

Note: you may qualify for a % discount. We would advise speaking to the local council to be sure.

Local Council:

Stafford Borough Council

## TENURE

Available by the way of a new full repairing and insuring lease (by way of service charge) for a term to be agreed. The incoming tenant will be responsible for reimbursing the landlord for the annual buildings' insurance (worked out on a % basis). Each party will be responsible for their own legal fees.

M02095/06022019

**RORY MACK**

**ASSOCIATES**

Strictly by appointment through agents:

Rory Mack Associates

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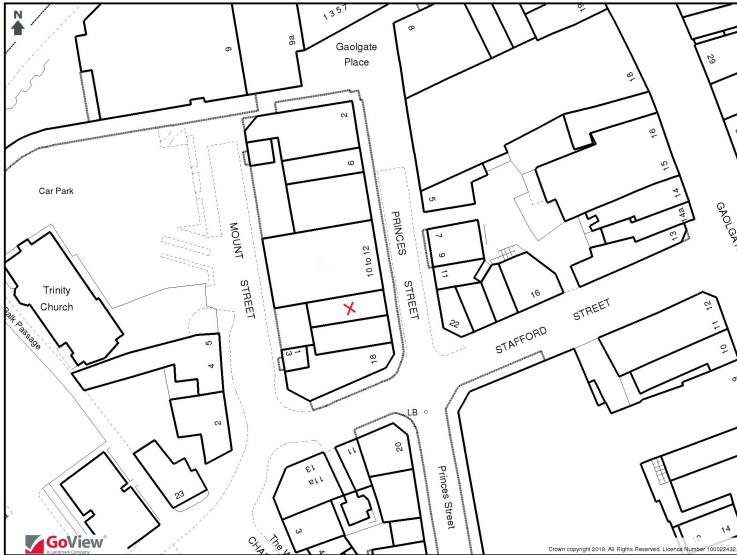
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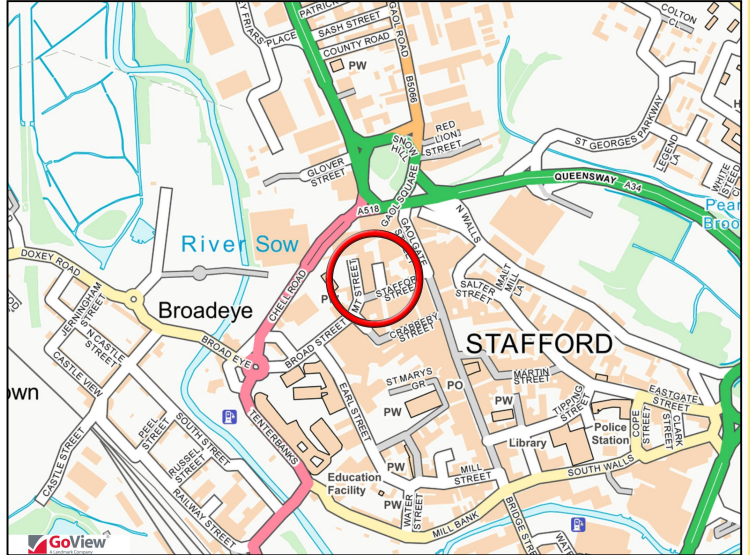
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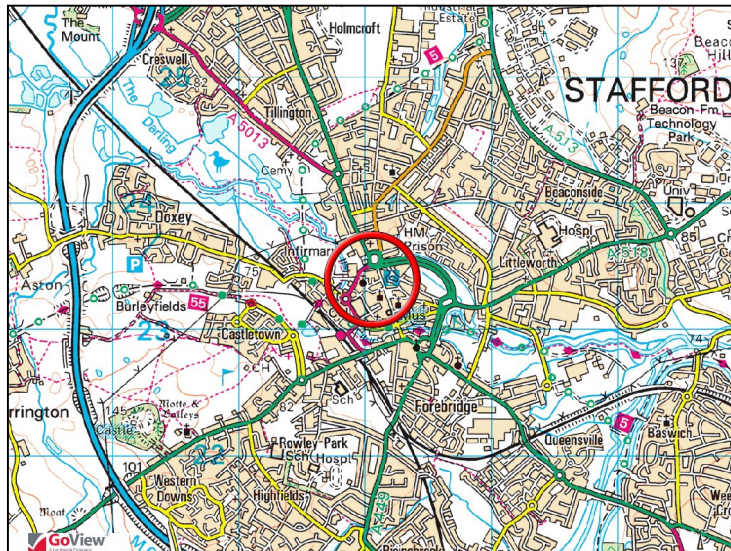
### ORDNANCE MAP



### STREET MAP



### TOWN MAP



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