

RORY MACK

ASSOCIATES

TO LET:

£12,000 + VAT

Unit 18 (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 1,881 sq.ft.
- New lease available
- EPC – Band C

COMMERCIAL ESTATE AGENCY
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PROPERTY MANAGEMENT

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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 18 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 ground floor sales of 1,881 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): 1,881 sq.ft.

First Floor

Storage: 1,246 sq.ft.

Total NIA: 3,127 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 70

BUSINESS RATES

Rateable Value: £21,250

Rates Payable: £9,902.50 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.

M02097/06022019

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Strictly by appointment through agents:

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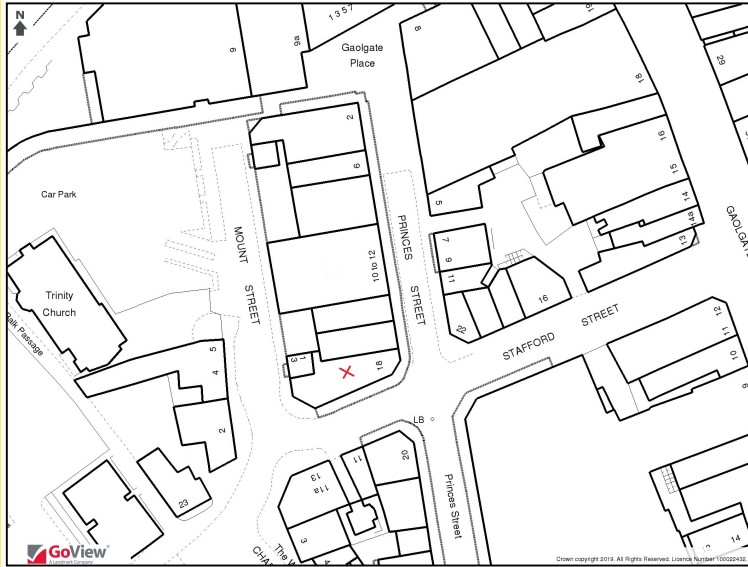
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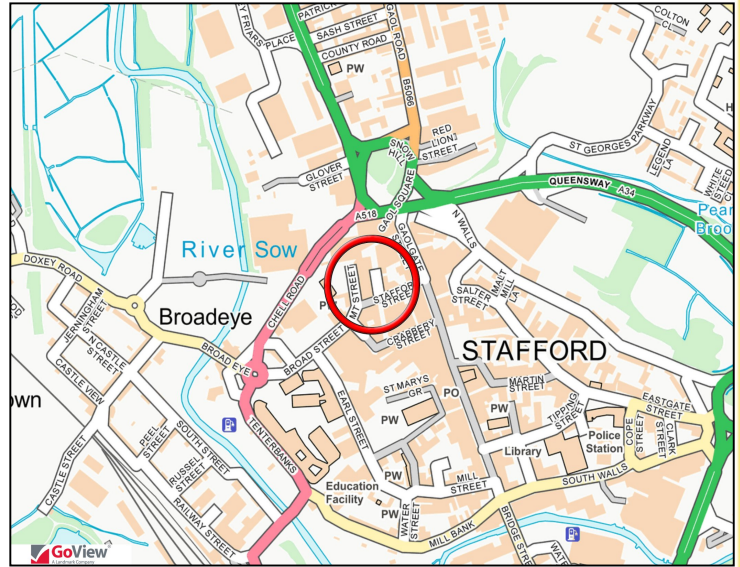
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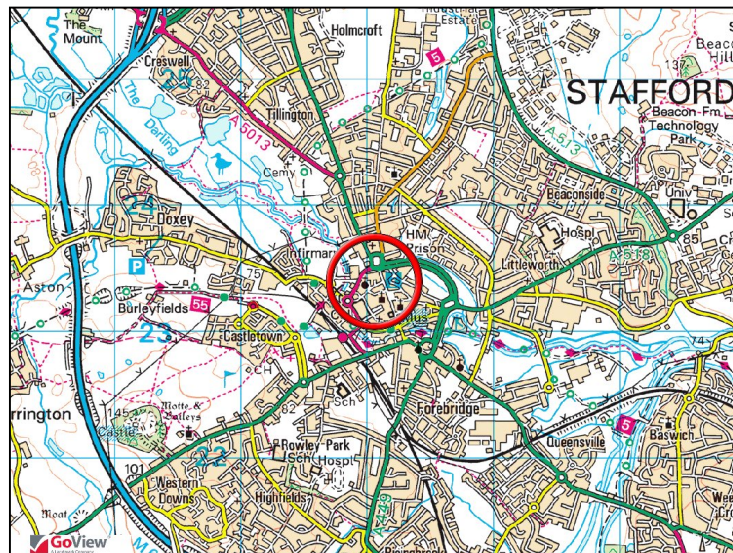
ORDNANCE MAP



STREET MAP



TOWN MAP



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