

A1/A3 OPPORTUNITY



STAFFORD, Unit 2B Riverside ST16 3AA

Description

The subject property occupies a prominent position to the front of the newly developed Riverside scheme, next to **H&M** and **Costa**.

The unit provides an opportunity for national or local users to join the existing vibrant tenant mix.

Accommodation

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

| | | |
|--------------|--------------------|-------------------|
| Ground Floor | 1,010 sq ft | 94.10 sq m |
| Total | 1,010 sq ft | 94.10 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.

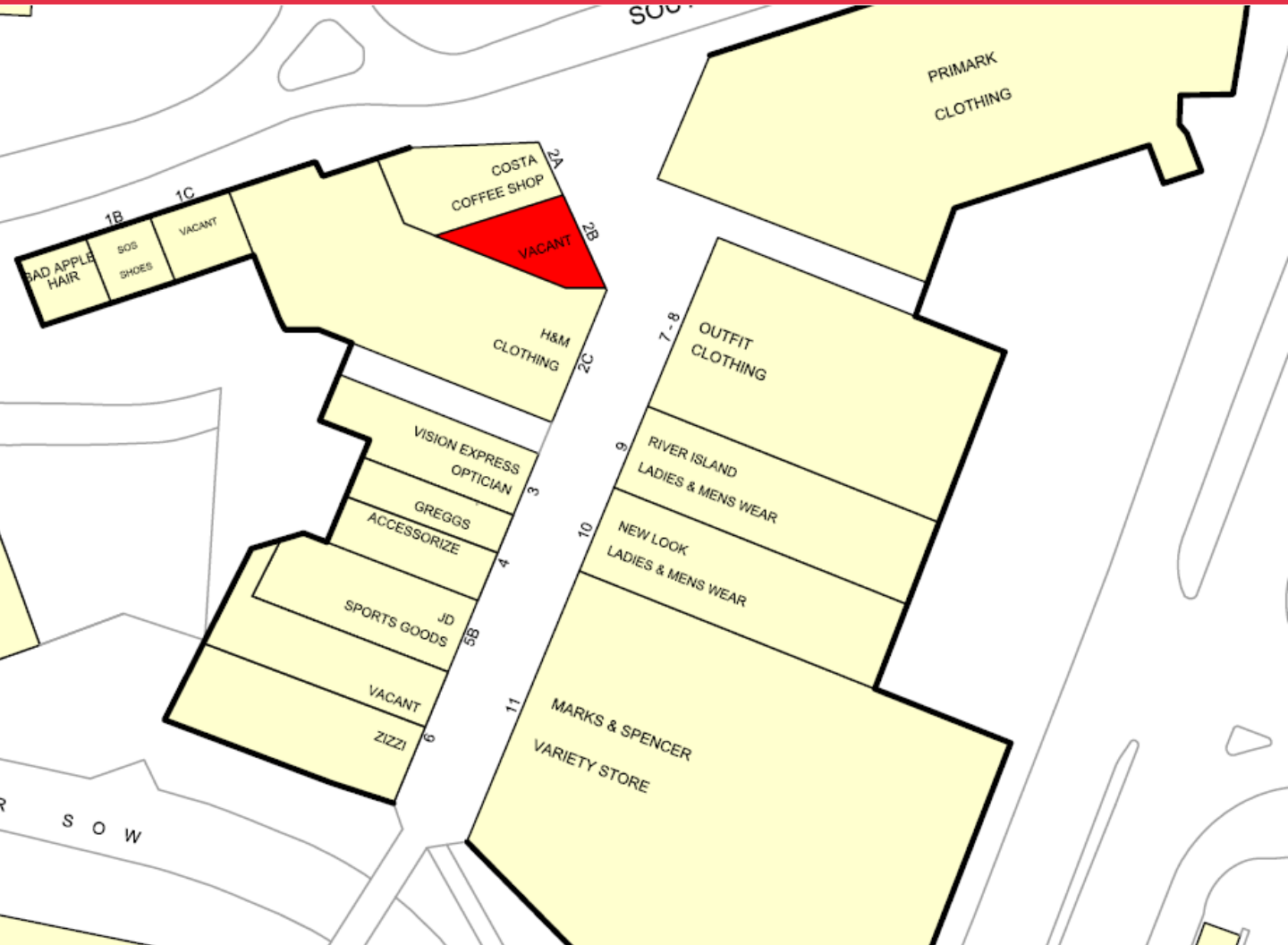
Rent

£55,000 per annum exclusive.

Rates

| | |
|----------------|---------|
| Rateable Value | £37,500 |
| Rates Payable | £18,000 |

These figures are provide 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 £1,936.19 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 :

David Legat

+44 (0) 207 861 5119

+44 (0) 7973 621 292

david.legat@knightfrank.com

Andrew Gilbert

+44 (0) 207 861 1177

+44 (0) 777 363 8709

andrew.gilbert@knightfrank.com

SUBJECT TO CONTRACT