

A1/A3 OPPORTUNITY



STAFFORD, Unit 5C Riverside ST16 3AA

Description

The subject property occupies a prominent position within the newly developed Riverside, adjacent to **JD Sports** and **Zizzi** and is suitable for either retail or leisure uses.

The **Odeon** cinema opened in December 2018 which has added the vibrant mix of retail and leisure uses within the scheme.

Accommodation

The property is arranged over ground floor with potential for a mezzanine, providing the following areas:

| | | |
|--------------|--------------------|--------------------|
| Ground Floor | 3,025 sq ft | 281.03 sq m |
| Total | 3,025 sq ft | 281.03 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.

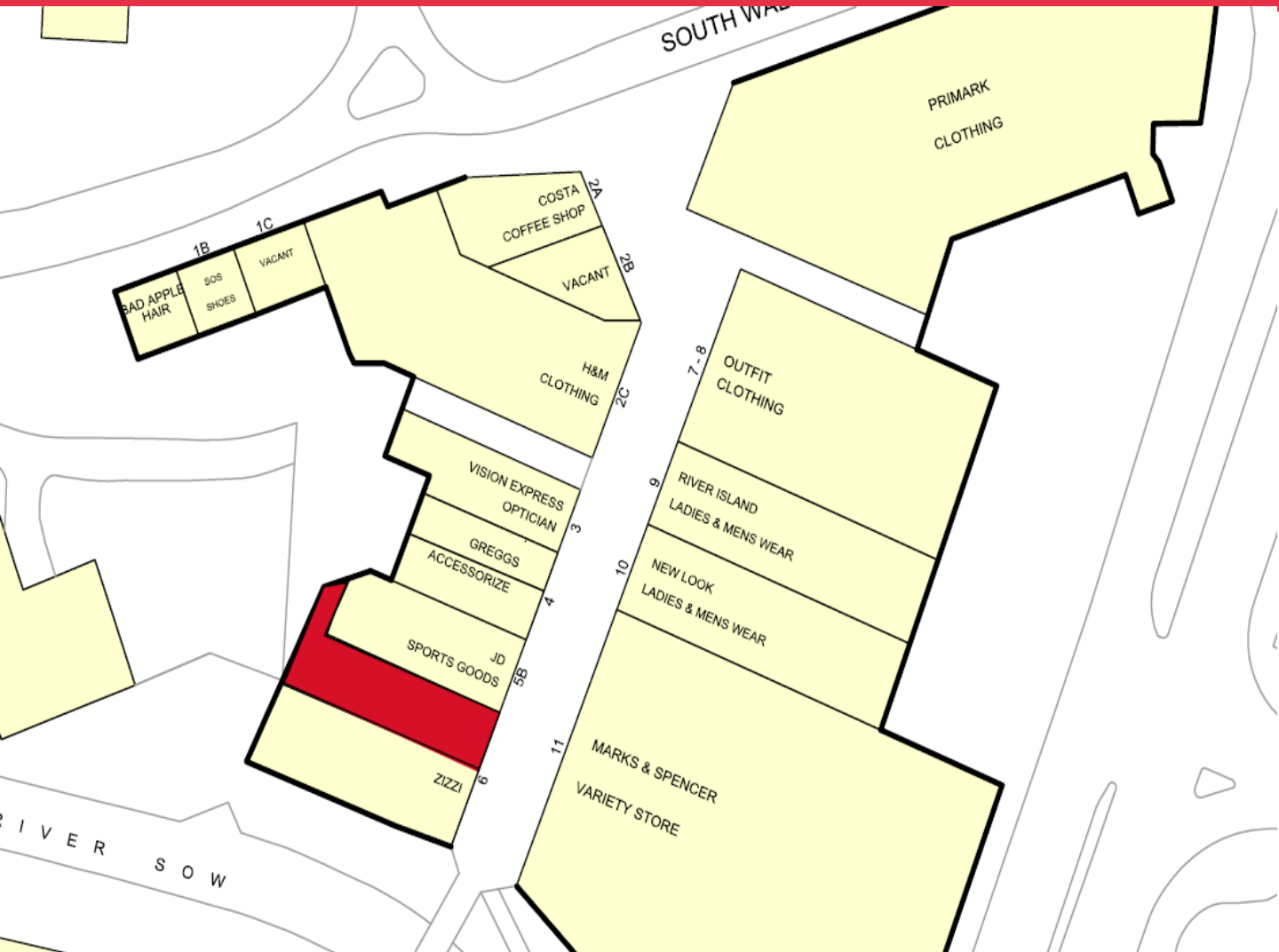
Rent

£150,000 per annum exclusive.

Rates

| | |
|----------------|----------|
| Rateable Value | £109,000 |
| Rates Payable | £53,737 |

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 £5,001.42 per annum.

EPC

Certificate available on request.

Legal

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

Viewing

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SUBJECT TO CONTRACT