





# 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**

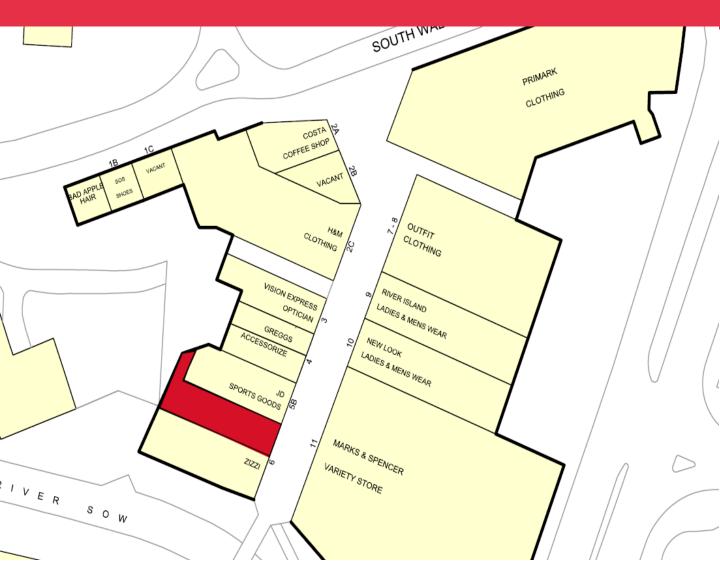
Rateable Value Rates Payable £109,000 £53,737

These figures are provide as an estimate and interested parties are advised to consult the VOA to verify figures.

# KnightFrank.co.uk/Retail

RETAIL





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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** For further information, please contact :

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## SUBJECT TO CONTRACT

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