

PRIME RETAIL OPPORTUNITY

5 Greengate Street, Stafford, Staffordshire ST16 2HN



RENT!

£57,500 PER ANNUM

PROMINENTLY POSITIONED PRIME RETAIL UNIT SITUATED IN STAFFORD TOWN CENTRE

- 1,595 sq ft (148.18 sq m) ground floor sales
- 945 sq ft (87.79 sq m) basement stores, staffroom, WC's and office accommodation
- Nearby occupiers include WH Smith, Boots, Carphone Warehouse, Greggs and Waterstones

Location:

The property is prominently situated in Stafford town centre on the east side of the pedestrianised Greengate Street, between its junctions with Market Square and Martin Street.

Other nearby occupiers include Co-op Travel, Thomas Cook, Pandora, Thorntons and McDonalds.

Description:

The property forms a ground floor retail unit and ancillary basement space within a two storey brick and tile building. It has a glazed aluminium framed shop front and enjoys return frontage to Martin Street. The first floor is separately let as residential accommodation.

Accommodation:

Ground Floor	148.18 sq m	1,595 sq ft
Basement	87.79 sq m	945 sq ft
Total	235.97 sq m	2,540 sq ft

Terms:

The premises are available on a new effectively FRI lease for a term of years to be agreed.

Rent:

The property is available to rent at a commencing rental of:-

£57,500 Per Annum

Rates:

Rateable Value	£64,000
Rates Payable 2017/18	£15,036

Planning:

Mixed A1/A3

EPC:

B – 47

VIEWING:

heb Surveyors (or through the joint agents)

Will Torr

T: 0115 979 3491

M: 07866 716974

E: wtorr@heb.co.uk

Millar Sandy

Kevin Millar

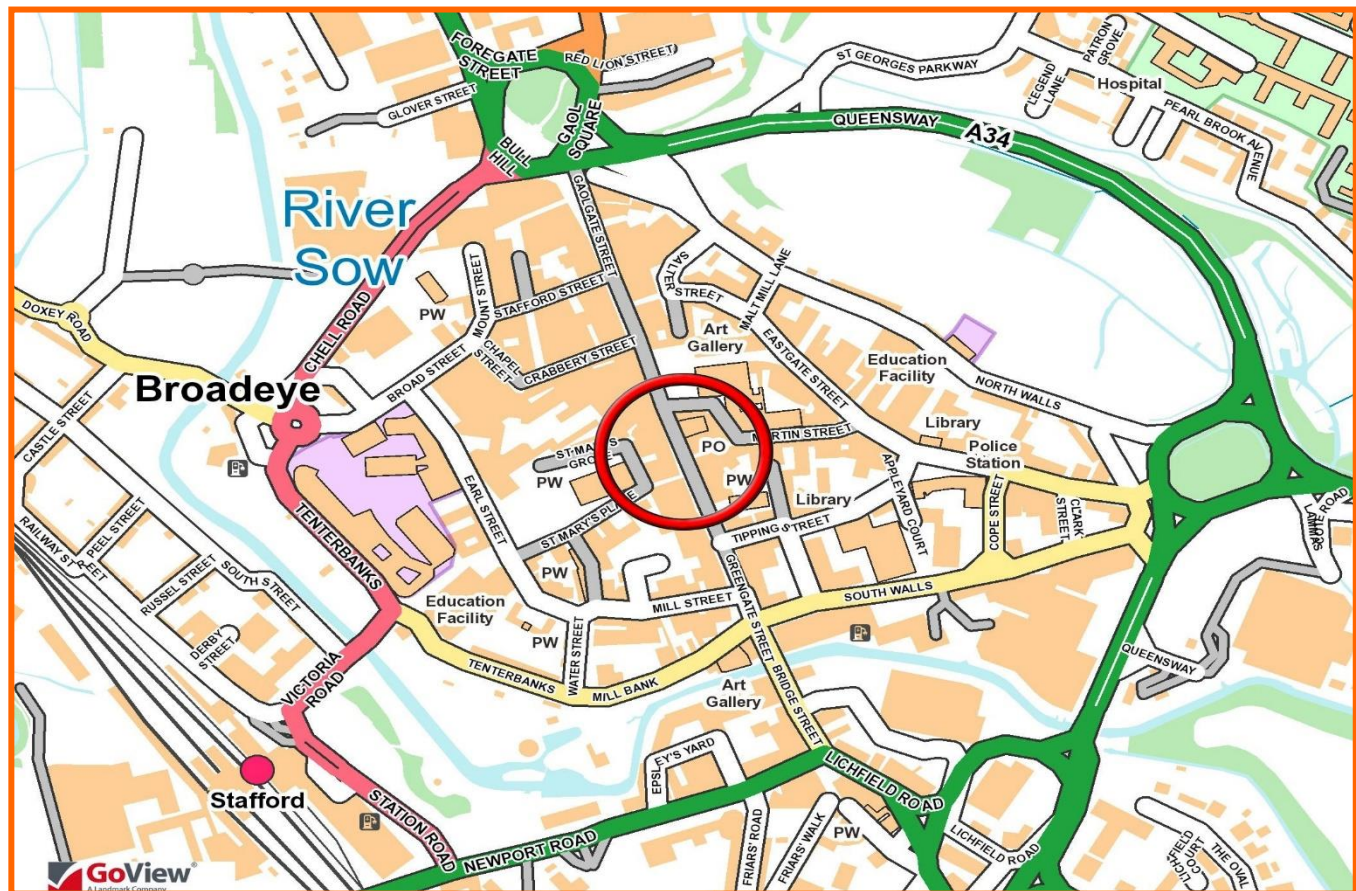
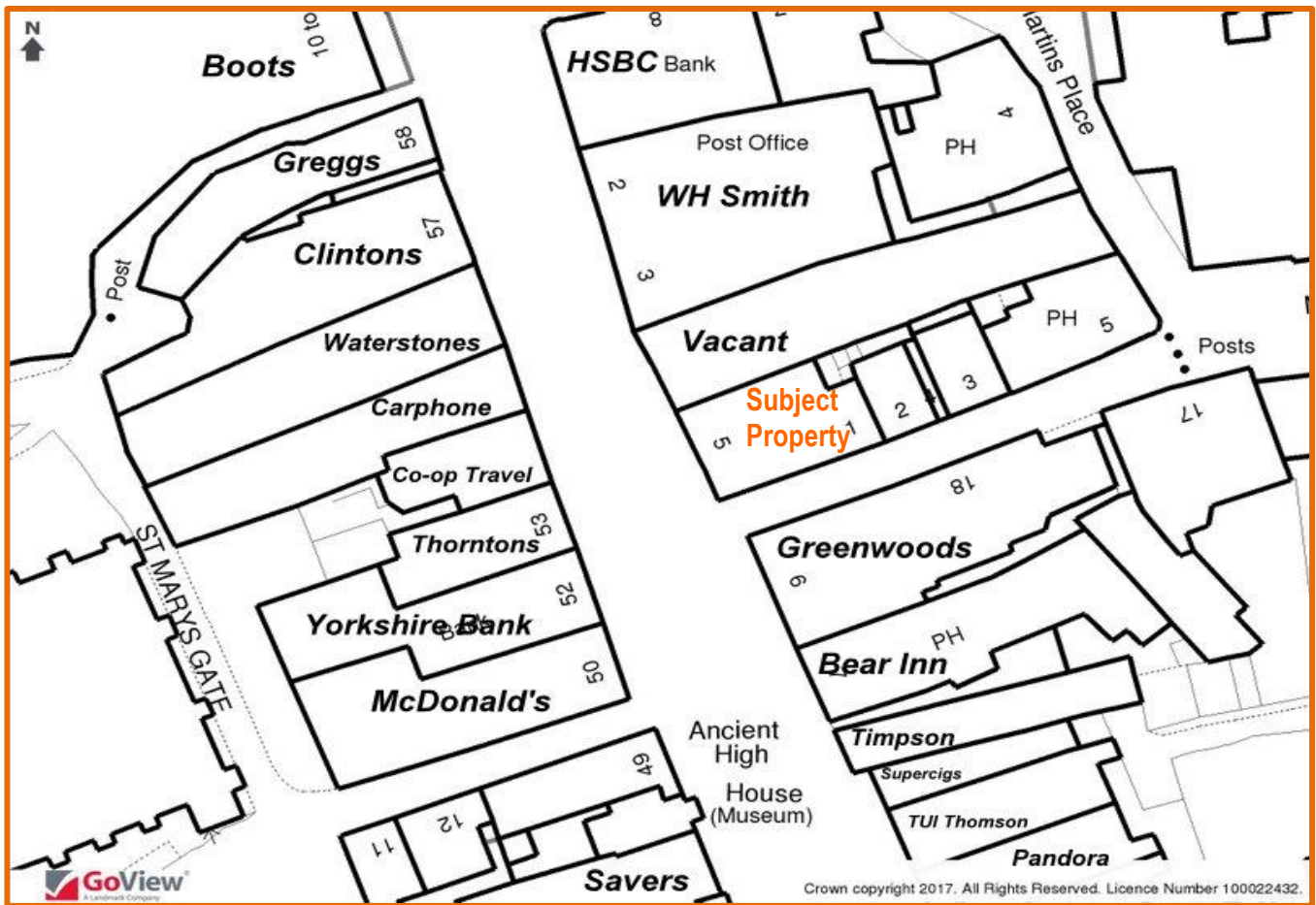
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b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.