



...we tick all the right boxes

TO LET:

£13,500 PAX

2 Eastgate Street

Stafford
Staffordshire
ST16 2NQ

**AWAITING
CLIENT
APPROVAL**



Ground floor retail unit with A2 consent
Prominently located on Eastgate Street within Stafford town centre
Situated amongst other long standing commercial businesses
Sales area of 592 sq. ft. (754 sq. ft. Total NIA)
****Available from 1st August 2015 ****

GENERAL DESCRIPTION

This property is located on the busy one way link road of Eastgate Street which benefits from heavy traffic and high levels of pedestrian footfall within the town centre of Stafford. Available by way of a new lease is a self-contained ground floor retail premises with A2 consent. The property is situated amongst other well established, long standing commercial businesses. Car parking for two vehicles is available on license to the rear of the property for an additional charge. The ground floor unit comprises a sales area, office, kitchen and WC with the benefit of gas central heating.

LOCATION

Upon leaving the M6 at Junction 14 and following Eccleshall Road (A5013) head south on Foregate Street (A34) towards St Patrick's Street. At the roundabout take the fourth exit onto Queensway and at the next roundabout take the third exit onto South Walls. Keep right on Cope Street and take the left onto Eastgate Street, the property will be located on the right adjacent to the Stafford Visitor information Centre.

ACCOMMODATION

Sales Area	592 sq. ft.
Office	106 sq. ft.
Kitchen	56 sq. ft.
WC	-
Total NIA	754 sq. ft.

PARKING

Two car parking spaces are available to the rear of the property by separate license with a rent of £350 plus VAT per annum per space.

VAT

The rent will be subject to VAT.

SERVICES

Mains water, gas and electricity are connected with the benefit of gas fired central heating. Please note that no services have been tested by the agents.

BUSINESS RATES

Rateable value: £8,300
Rates payable: £3,984 (15/16)

Note: If you qualify for Small Business Rate Relief you will be entitled to a 30.8% reduction which will reduce the rates payable to £2,756.93 p.a. (15/16)

EPC RATING

Category D -78

TENURE

A new full repairing and insuring lease available by way of a pro rata apportionment for the external maintenance and upkeep of the building and buildings insurance for a term of years to be agreed, subject to rent reviews every three years. Each party will be responsible for their own legal fees.

VIEWING

Strictly by appointment through agents:

Rory Mack Associates

Tel: 01782 715725

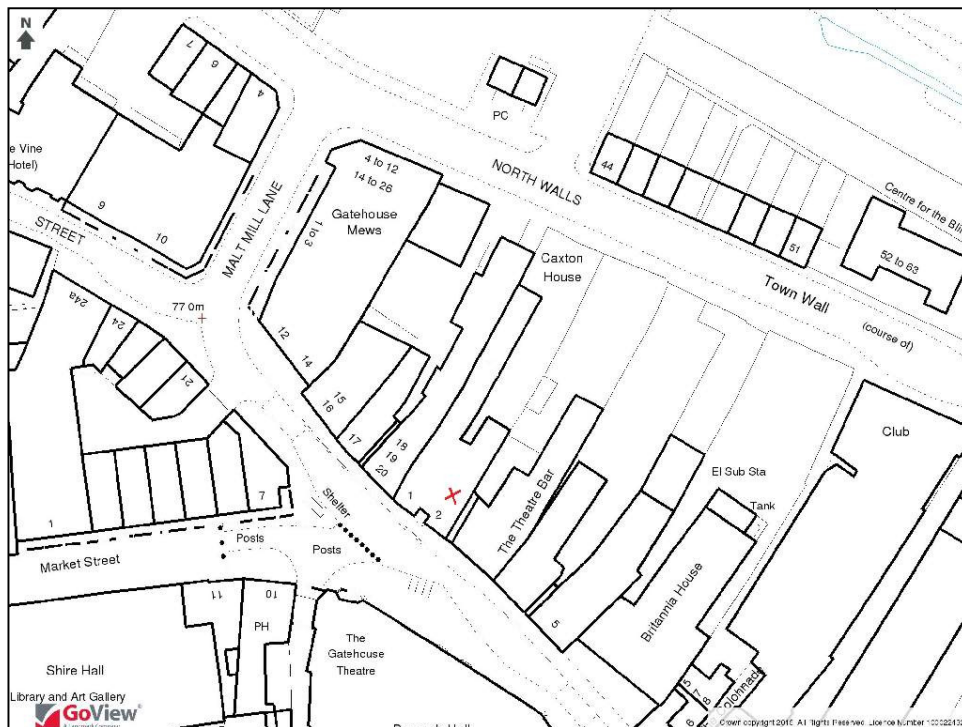
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M01496/210515

ORDNANCE SURVEY MAP



STREET MAP



TOWN MAP

