



...we tick all the right boxes

**TO LET:**

**£11,000 PAX**

## 43 Mill Street

Stafford  
Staffordshire  
ST16 2AJ

**AWAITING  
CLIENT  
APPROVAL**



**Retail premises with A1 consent situated along a parade of shops  
Glazed ground floor with recently replaced new shop frontage  
Total NIA of 903 sq.ft. with a sales area of 499 sq.ft.  
Town centre location**

**GENERAL DESCRIPTION**

A retail unit with a ground floor display window situated on a parade amongst other retail units, together with a first floor sales area/store situated on Mill Street in Stafford Town Centre. Mill Street is a popular and long established retail/commercial street within the town and benefits from a recent street improvement scheme.

**LOCATION**

The property is located amongst other commercial premises on Mill Street following on from Water Street in Stafford town centre. The unit is within approximately 200m of South Walls and 200m North of Newport Road (A518).

**ACCOMMODATION**

Ground Floor:

Sales Area: 499 sq ft  
WC -

First Floor: 404 sq ft

**Total NIA 903 sq ft**

**VAT**

The rent will not be subject to VAT.

**SERVICES**

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

**RATING**

Rateable Value: £9,100  
Rates Payable: £4,286.10 p.a. (15/16)

**TENURE**

Available by way of a new full repairing and insuring lease for a minimum term of 3 years and in multiples thereof. The incoming tenant is responsible for reimbursing the landlord for the building insurance. Each party will be responsible for their own legal fees.

**VIEWING**

Strictly by appointment through agents:

Rory Mack Associates

Tel: 01782 715725

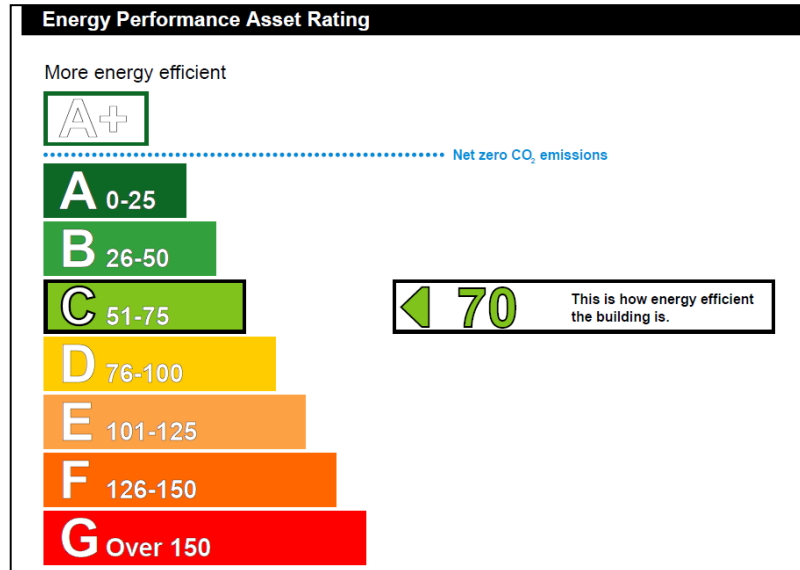
Fax: 01782 715726

Email: [enquiries@rorymack.co.uk](mailto:enquiries@rorymack.co.uk)

Website: [www.rorymack.co.uk](http://www.rorymack.co.uk)

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# ENERGY PERFORMANCE CERTIFICATE

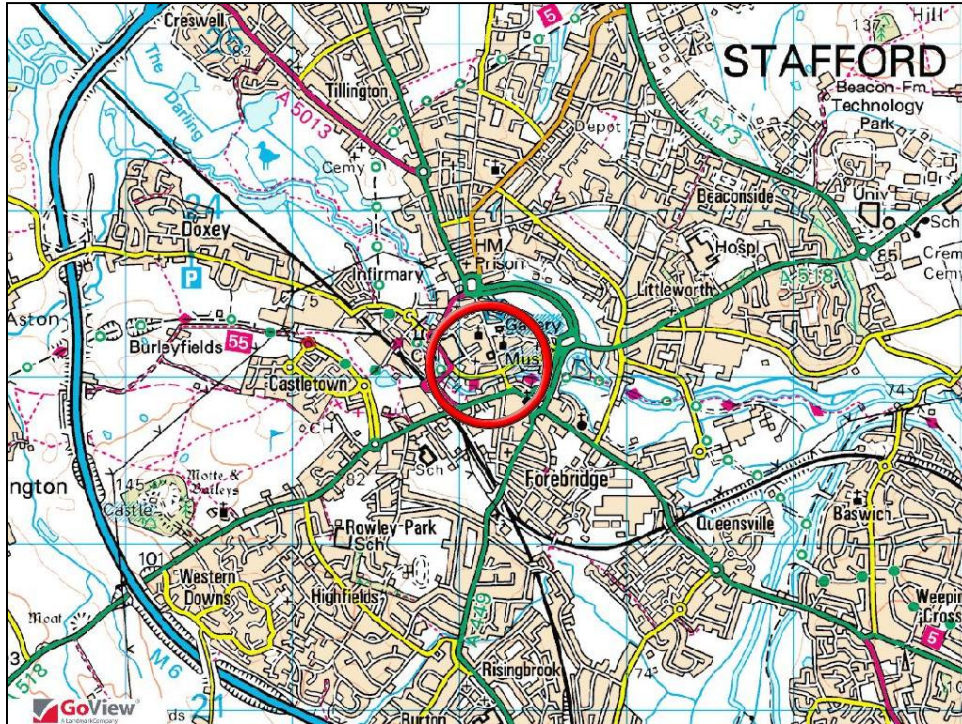


# ORDNANCE SURVEY MAP





## STREET MAP



## TOWN MAP

