

RORY MACK

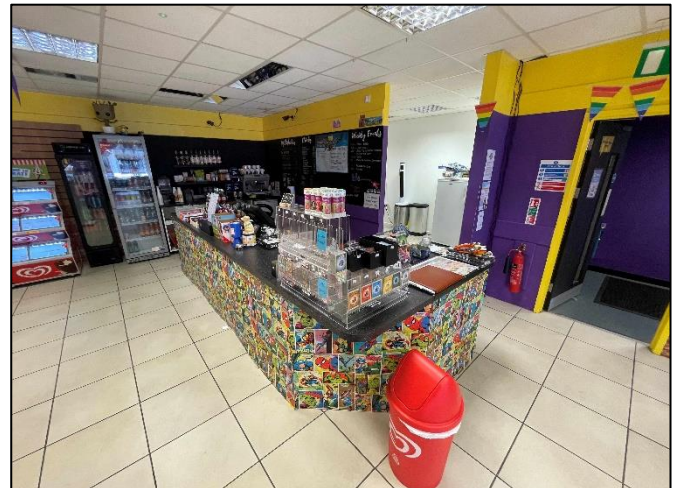
ASSOCIATES



**UNIT C, GAOLGATE PLACE
STAFFORD
ST16 2AD**

**TO LET:
£25,000 PAX**

- Modern retail unit with lift forming part of town centre development
- Ground floor sales: 3,237 sq ft (300.9 m²)
- First floor ancillary: 1,009 sq ft (93.8 m²)
- In close proximity to Home Bargains, Iceland and Café Nero
- Close to public car parking
- EPC: 37 (Band B)



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GENERAL DESCRIPTION

A modern and well-presented retail premises comprising an open plan ground floor sales area with approx. 54 feet frontage to Gaolgate Place and a return frontage of approx. 55 feet to Hunters Row. The premises is well presented with a ceramic tiled floor, suspended ceiling with recessed lighting at ground floor and is also lift served and has a wide customer-friendly staircase providing the option to use the first floor as an additional sales area. The property has recently had a small kitchen added to the rear but this could be removed for the new tenant if no longer needed. Although previously used for retail purposes the property would suit a range of alternative uses, (subject to planning where necessary) to possibly include restaurant/café-bar or professional offices. The landlord would consider splitting the unit into two with a smaller unit having frontage to Hunters Row and a bigger unit with frontage onto Gaolgate Place.

LOCATION

The property forms part of a modern retail dominated development in the pedestrianised part of the town centre and is positioned on the junction with Gaolgate Place and Hunters Row opposite Home Bargains. This part of Stafford has undergone redevelopment and improvement thanks to the new gym and associated facilities at Hunters Row in the last year. The property has prominent frontage onto Gaolgate Square which is used as the pedestrian thoroughfare from both the Broad Street and Sheridan Centre car parks through to the main high street.

SERVICES

Mains electric, water and drainage connected. Heating is by means of wall mounted blow heaters. No services have been tested by the agents.

VAT

The rent will be subject to VAT

TENURE

Available by way of a new full repairing and insuring lease, by way of service charge, for a term of years to be agreed, subject to rent reviews every three years and with each party bearing their own legal costs. Rental incentives available for long lease applicants.

BUSINESS RATES

Rateable Value: £
Rates Payable: £pa (23/24)

Note: Retail, hospitality and leisure relief – You could be entitled to 75% off your business rates bills for the 2023 to 2024 tax year (1 April 2023 to 31 March 2024)

ACCOMODATION

Ground Floor

Sales Area: 3,237 sq ft

First Floor

Stores/Additional Sales: 955 sq ft

Kitchen 54 sq ft

Dis WC -

WC -

Total NIA: 4,246 sq ft

PLANNING

Formal planning consent (now expired) was previously granted in 2013 for A3 hot food use. Enquiries with the local council would need to be made by the ingoing tenant if this is the intended use.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



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