

RORY MACK

ASSOCIATES

TO LET: (COULD BE SPLIT) £38,500 PAX

Corner of St Patrick's Street

**Stafford,
Staffordshire, ST16 2PL**



- A roadside prominent retail shop with glazed frontage along Foregate Street (A34), Stafford
- An open plan rear showroom/workshop with roller shutter access and display glazing along St. Patrick's Street
- Car park to rear with 15 lined spaces and barrier entry for security
- Suitable for alternative uses (STP)
- Total NIA 9,214 sq. ft.
- EPC Category - TBA

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Holly House,
37 Marsh Parade,
Newcastle-under-Lyme,
Staffordshire ST5 1BT

T: 01782 715725
F: 01782 715726
E: enquiries@rorymack.co.uk



Rory Mack Associates Ltd.
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Reg No. 6424169

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GENERAL DESCRIPTION

A prominent roadside retail space located on the corner of St Patrick's Street and Foregate Street (A34). The former Bargain Booze retail space has been freshly painted, refurbished lighting and suspended ceiling and benefits from uPVC windows and window shutters, WC/kitchenette, and storage area.

The rear open plan showroom/workshop space is accessible from the car park and St Patrick Street, suitable for low level vehicle access with roller shutter doors. Located on the first floor is suitable storage space, would suit other uses (STP). Recently undergone some refurbishment, to include decoration, suspended ceiling, and servicing of the utilities. Access onto the gravelled front pitch has been created by installing a roller shutter and ramp.

The car park to the rear has 15 lined spaces, accessed off St Patrick's Street and benefits from a barrier for security.

Located next door to the The Paul Reynolds Centre on the A34, close to the town centre and forming part of a larger complex of mixed-use commercial units. Other occupiers include Anatolian Palace Restaurant, Bizarre Balloons, Stafford Aquatics, Envy Hair and Beauty and Well Studio Digital.

The demise could be split, subject to suitable proposals and planning. The currently layout would suit a garden nursery, funeral services, bike shop, carpet shop to name a few.

LOCATION

St Patrick's Street is situated in a prominent position on the corner of Foregate Street (A34), opposite Greyfriars and adjacent to Browning Street. Located on the periphery of Stafford town centre on the A34, it has good access from Junction 14 of the M6 motorway.

The Paul Reynolds Centre is a 10-minute walk to the town centre and 20-minute walk to Stafford Train Station. Close by business' include Screwfix, Cartridge World, Halford's and Lidl and access to the centre is via Browning Street with parking within the indoor car park.

ACCOMMODATION

Ground Floor:

Retail: 1,561 sq. ft.

Rear showroom/workshop/office: 5,658 sq. ft.

WC -

First Floor:

Storage: 1,995 sq. ft.

WC -

Total NIA: 9,214 sq. ft.

Externally, car park with 15 lined spaces.

VAT

The rent will be subject to VAT.

BUSINESS RATES

Rateable Value £34,750 (2020/2021)

Rates Payable £16,645.25 p.a.

The premises would need to be reassessed if the property was to be split.

SERVICES

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

EPC RATING

Asset Rating - TBA

TENURE

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

Each party to pay for their own legal fees.

M02142/050820



Strictly by appointment through agents:

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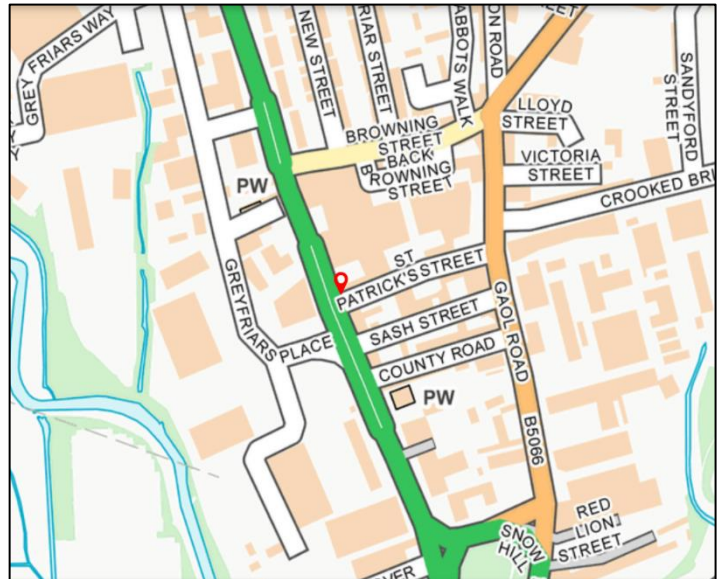
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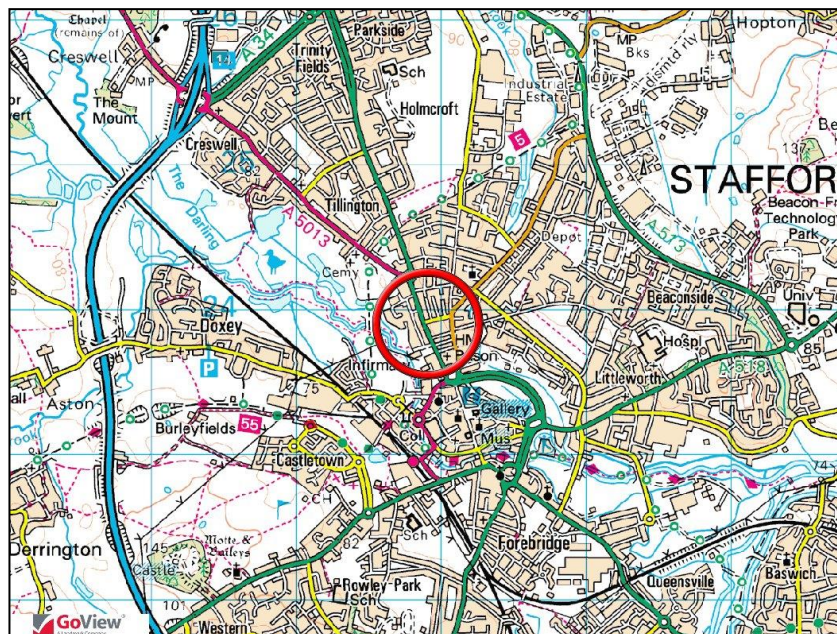
ORDNANCE MAP



STREET MAP



TOWN MAP



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