

RORY MACK

ASSOCIATES

TO LET:

£12,000 PAX

Unit F, Hunters Row

20 Gaolgate Street, Stafford,
Staffordshire, ST16 2BQ



- Prominent town centre retail/office premises
- Located opposite Café Nero and Wetherspoons
- Total NIA: 1,394 sq.ft. with 1,001 sq ft of ground floor sales
- Modern unit forming part of town centre retail development

COMMERCIAL ESTATE AGENCY
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RENT REVIEWS & LEASE RENEWALS
PROPERTY MANAGEMENT

HOME BUYERS SURVEYS & REPORTS
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EXPERT WITNESS REPORTS
RATING APPEALS

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Rory Mack Associates Ltd.
Registered in England & Wales.
Reg No. 6424169

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GENERAL DESCRIPTION

A modern and well-presented retail premises comprising an open plan ground floor sales area with frontage to Gaolgate Place and a return frontage onto Hunters Row. The premises is well presented with modern tiled flooring, suspended ceiling with recessed lighting at ground level and staircase providing the option to use the first floor as storage. 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.

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, on the corner and next door to Specsavers and opposite Café Nero.

ACCOMMODATION

Ground Floor

Sales Area: 1,001 sq ft

First Floor

Stores: 317 sq ft

Kitchen: 76 sq ft

WC -

Total NIA: 1,394 sq ft

SERVICES

Mains electric, water and drainage connected. No services have been tested by the agents.

VAT

The rent will be subject to VAT.

EPC

120 – Band E

BUSINESS RATES

Rateable Value: £12,500

Rates Payable: £6,237.50 pa (21/22)

Note: If you qualify for small business rates relief you may be entitled discount.

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 periodic rent reviews and with each party bearing their own legal costs.

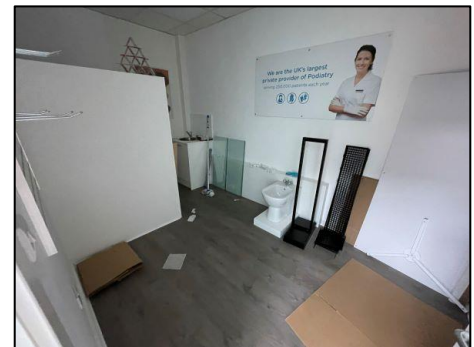
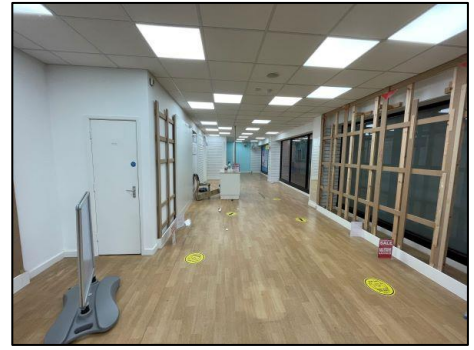
ANTI MONEY LAUNDERING REGULATIONS

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.

C02377/300721

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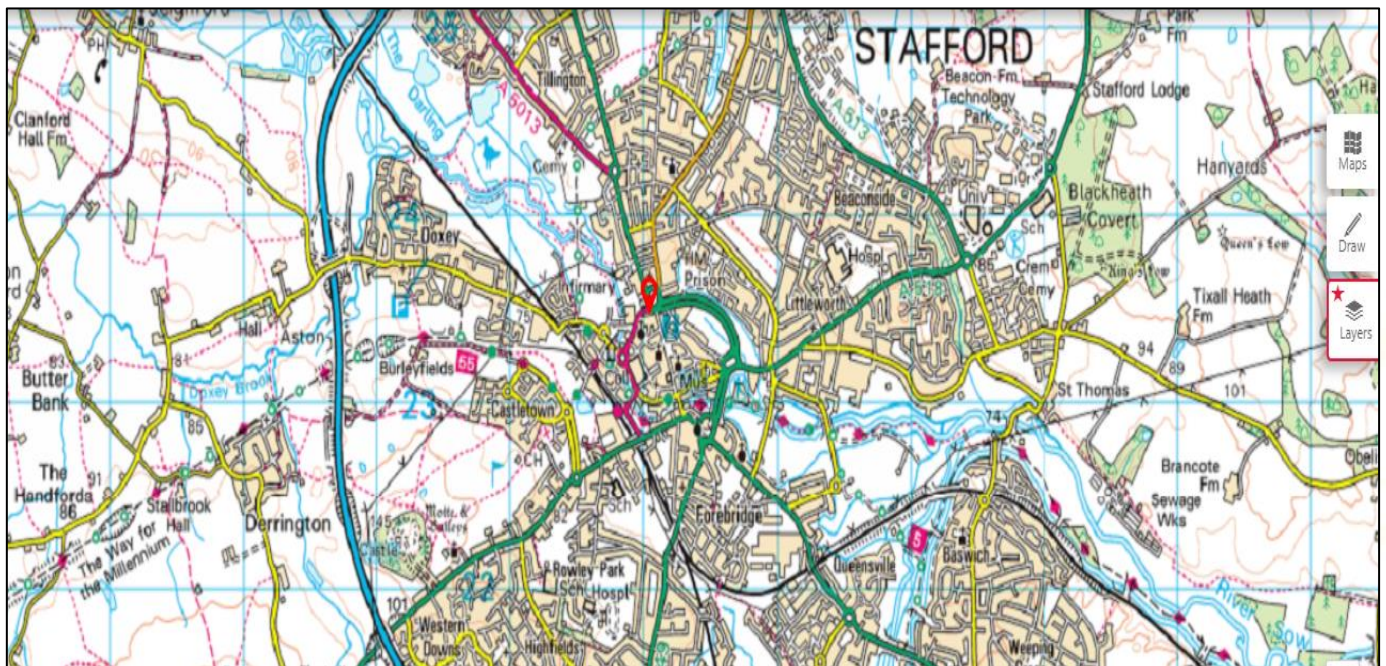
ORDNANCE SURVEY MAP



STREET MAP



TOWN MAP



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