



**16 MARSTON ROAD,
STAFFORD, STAFFORDSHIRE,
ST16 3BS**

**TO LET
£6,000 PAX**

- **Ground floor retail unit**
- **Sales area: 432 sq. ft.**
- **Main road frontage and edge of town centre location**
- **Versatile property that would suit: retail/office/beauty/medical uses (STP)**
- **Modernised and well-presented property**



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GENERAL DESCRIPTION

The property comprises a self-contained ground floor retail premises with an open plan sales area and WC to the rear. The property is well presented throughout and has an attractive glazed frontage to Marston Road and would suit a wide range of retail, office or consultancy businesses.

LOCATION

The property forms part of an established terrace of mixed use commercial and residential properties approximately ¼ of a mile to the north of the pedestrianised town centre. Marston Road is a one-way street and there is unrestricted street parking fronting the property. The A34 is within 500 yards of the property via Browning Street with Junction 14 of the M6 approx. 1.5 miles to the north.

VAT

The rent is not subject to VAT

EPC

16 Marston Road: 66 (Band C)

SERVICES

Mains electricity, water and drainage connected. The unit is separately metered for electricity and the tenant will be required to pay £300 pa for water which the landlord is responsible for. Gas is not connected. Electric wall mounted panel heaters provide the heating. No services have been tested by the agents.

BUSINESS RATES

Rateable value: £4,850

Rates Payable: £2,420.15 pa (24/25)

If you qualify for Small Business Rates Relief, you should be entitled to a 100% rates payable exemption.

TENURE

The property is available by way of a new Full Repairing and Insuring lease for a term of years to be agreed and with rent reviews every three years and with each party bearing their own legal fees. The tenant will be required to pay a 33% contribution towards the cost of the building insurance policy that the landlord takes out.

ACCOMMODATION

Ground floor:

Sales area: 432 sq ft

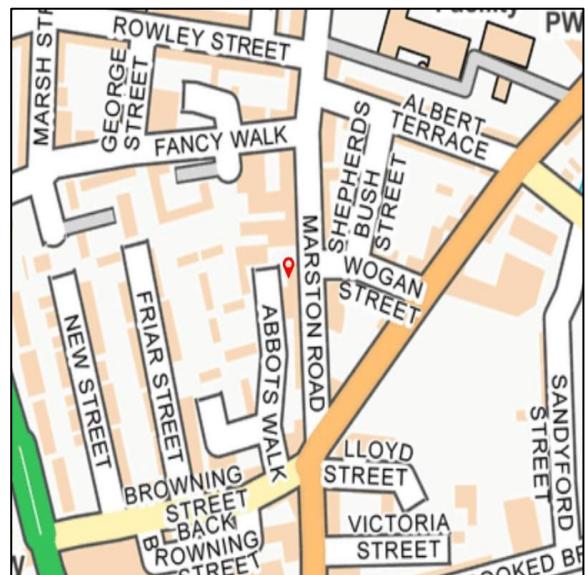
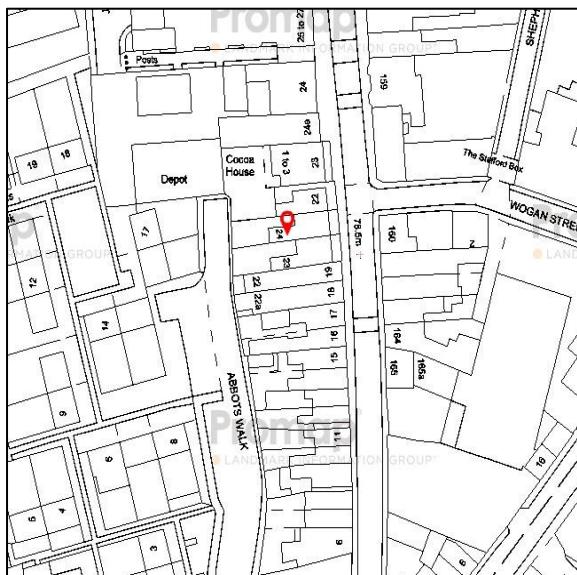
WC: (to be installed): -

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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements