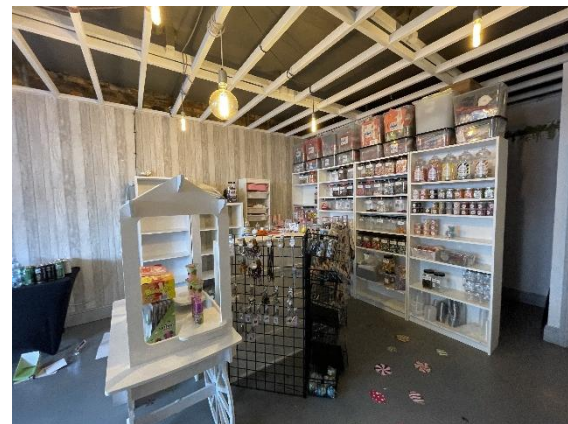
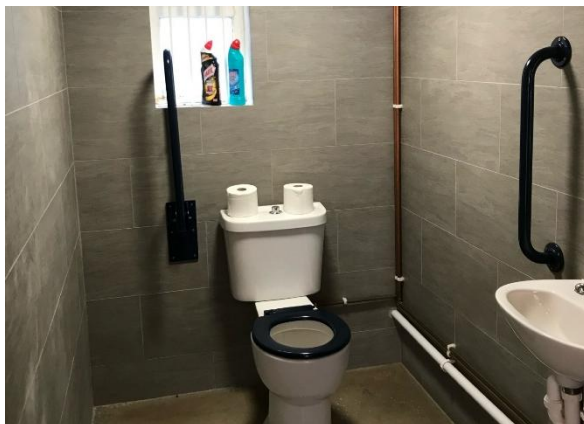


GROUND FLOOR RETAIL PREMISES

14-15 MILL STREET, STAFFORD,
STAFFORDSHIRE, ST16 2AJ



LOCATION

The property is prominently located on Mill Street, in Stafford town centre. Mill Street benefits from a range of users such as Blacks Menswear, Henry Burton Cycles, Parkers Fish Shop, Peter Rogers Photographic and professional offices. Short stay parking is available both on Mill Street and a short walk on Earl Street.

Riverside Shopping centre is a short walk from the subject property which includes occupiers such as Primark, Nando's and Marks and Spencer

DESCRIPTION

The property comprises a ground floor retail / office premises with a prominent shop frontage onto Mill Street. Internally the property comprises of a sales area with the benefit of a counter, WC and stores. There is an external fascia display in place illuminated by LED lamps.

The property briefly benefits from the following specification:

- Prominent location
- Available immediately
- Electric in line water heater above WC
- Suitable for a variety of uses (STPP)
- DDA compliant WC
- Security alarm (not tested)
- 24/7 Access

ACCOMMODATION	SQ M	SQ FT
Gross Internal Area	44.13	475

GROUND FLOOR RETAIL PREMISES

14-15 MILL STREET, STAFFORD,
STAFFORDSHIRE, ST16 2AJ

RENT

£12,000 per annum.

TENURE

The property is available by way of a new lease on terms to be agreed.

SERVICE CHARGE

A service charge is levied to cover the maintenance / upkeep of the common parts of the property and utilities. For further information please contact us.

EPC

C-68

RATING ASSESSMENT

The property has a rateable value of £8,600 and therefore may qualify for 100% small business rates relief. We would, recommend, that further enquiries are directed to the Local Rating Authority (Stafford Borough Council).

PLANNING

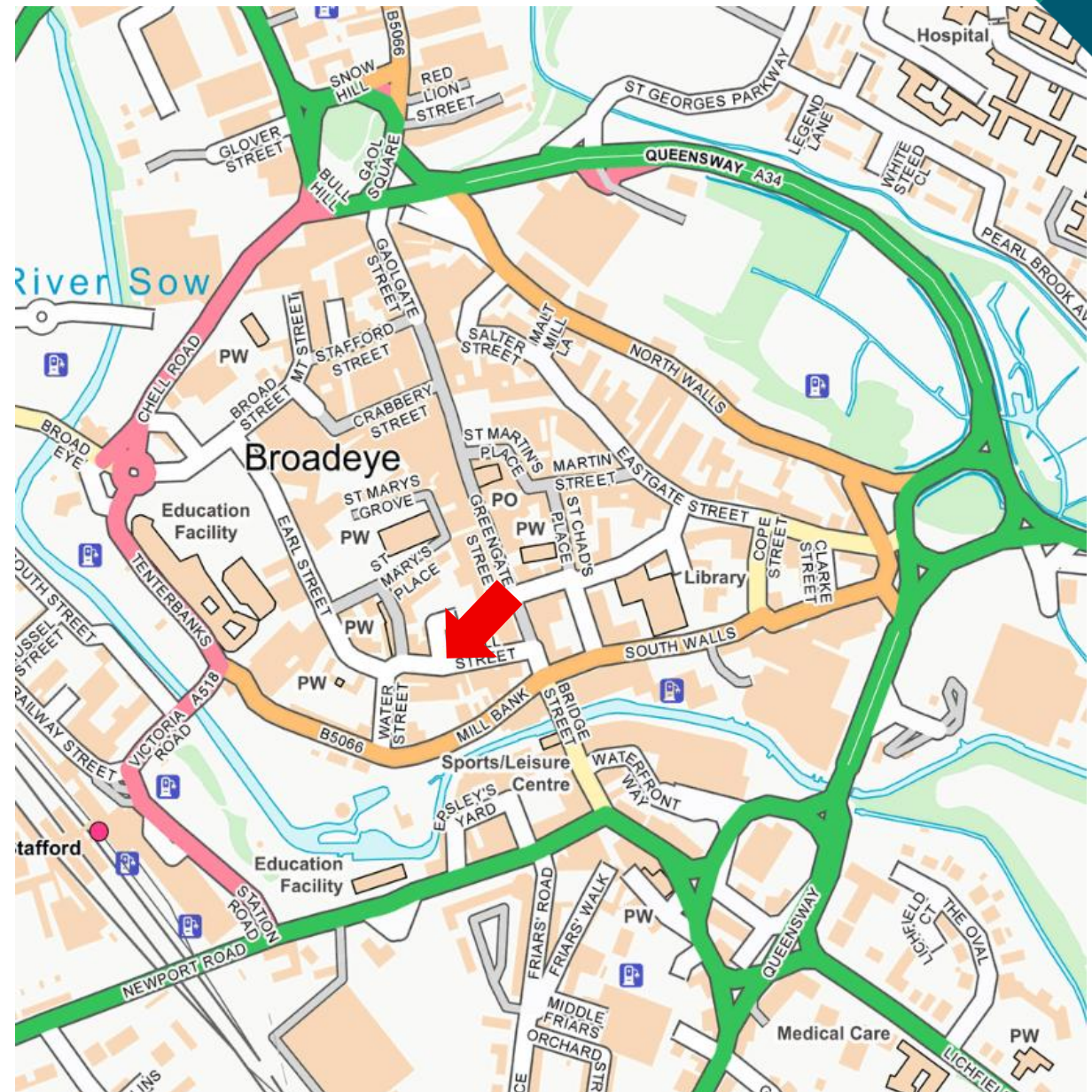
Interested parties are advised to make their enquiries of the Local Planning Authority (Stafford Borough Council).

VAT

All prices are quoted exclusive of VAT which is not applicable.

LEGAL COSTS

Each party is responsible for its own legal/professional costs in connection with the transaction.



GROUND FLOOR RETAIL PREMISES

14-15 MILL STREET, STAFFORD,
STAFFORDSHIRE, ST16 2AJ

SERVICES

Mains electric, water and drainage are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.

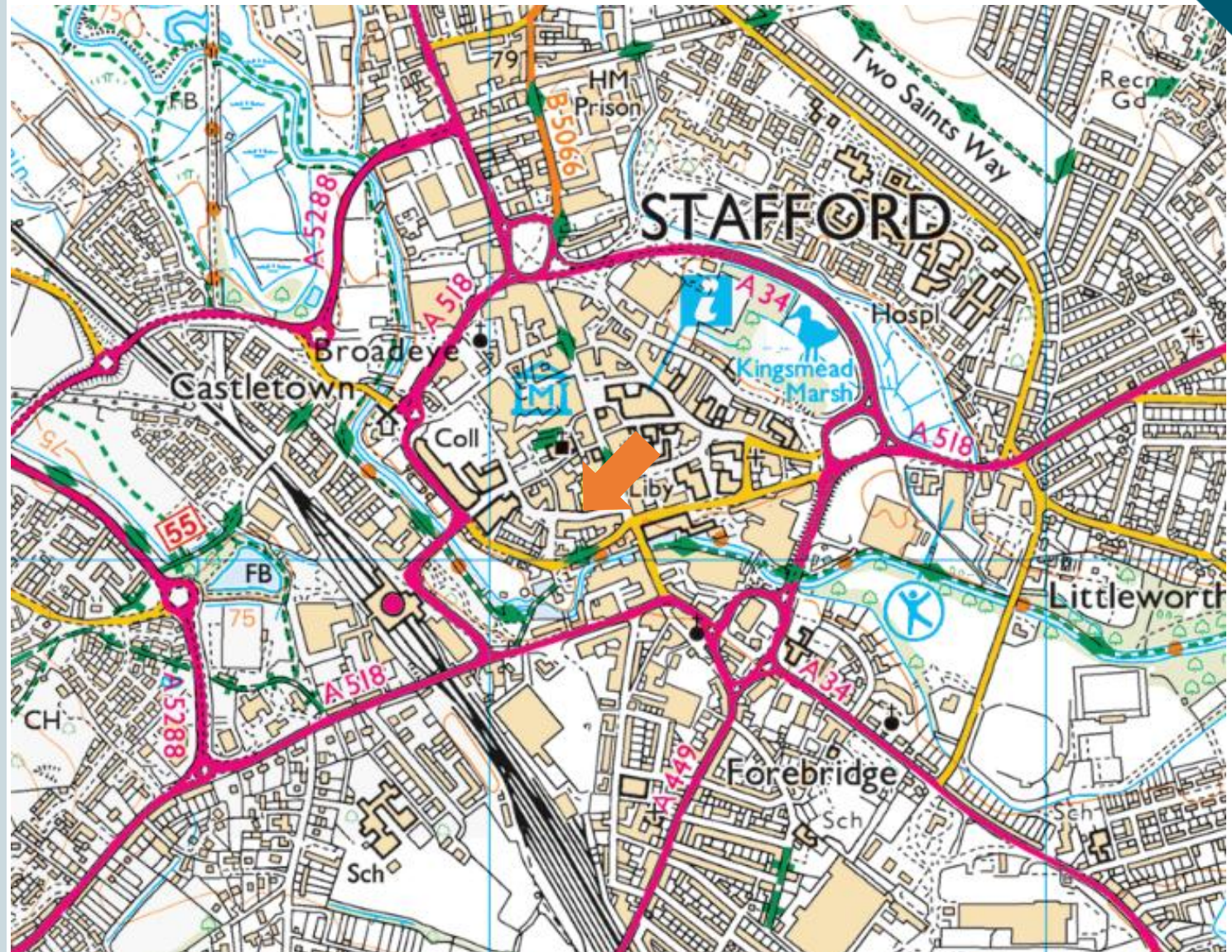
CONTACT

Caine Savage

T: 01782 202294

caine@mounseysurveyors.co.uk

Mounsey Chartered Surveyors,
Lakeside, Festival Way, Festival Park,
Stoke-on-Trent, ST1 5PU



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Our services

Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

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Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



Commercial Valuation

We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



Lease Renewal and Rent Review

The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.



Property Management

Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



Residential Valuation

We offer a range of valuations for purposes including Help-to-Buy, shared ownership, matrimonial, probate, pre-purchase, lending and taxation.



Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.