RORY MACK
ASSOCIATES

2 EASTGATE STREET, STAFFORD, STAFFORDSHIRE, ST16 2NQ

TO LET
£9,950 PAX

- Recently refurbished ground floor glazed frontage retail unit with access to back yard parking.
- Prominently located on Eastgate Street, a short pedestrian walk from Market Square
- Situated amongst other long-standing commercial businesses
- Sales area of 592 sq. ft. (754 sq. ft. Total NIA)

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GENERAL DESCRIPTION

This property is located on the busy one-way link road of Eastgate Street which benefits from heavy traffic and high levels of pedestrian footfall within the town centre of Stafford. This Recently refurbished, self-contained ground floor retail premises, is situated amongst other well established, long standing commercial businesses. Car parking for two vehicles is available on license to the rear of the property for an additional charge. The ground floor unit comprises a sales area, office, kitchen and WC with the benefit of a heating and cooling air conditioning system.

LOCATION

Upon leaving the M6 at Junction 14 and following Eccleshall Road (A5013) head south on Foregate Street (A34) towards St Patrick's Street. At the roundabout take the fourth exit onto Queensway and at the next roundabout take the third exit onto South Walls. Keep right on Cope Street and take the left onto Eastgate Street, the property will be located on the right adjacent to the Stafford Visitor information Centre.

ACCOMMODATION

Sales Area: 592 sq. ft.
Office: 106 sq. ft.
Kitchen: 56 sq. ft.
WC: -
Total NIA: 754 sq. ft.

PARKING

Two car parking spaces are available to the rear of the property by separate license with a rent of £350 plus VAT per annum per space.

SERVICES

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

BUSINESS RATES

Rateable Value: £7,800 (effective 1st April 2023)
Rates Payable: £3,892.2 (23/24)
Note: If you qualify for Small Business Rates Relief you should be entitled to a 100% rates payable exemption.

VAT

The rent is subject to VAT.

TENURE

A new full repairing and insuring lease available by way of a pro rata apportionment for the external maintenance and upkeep of the building and buildings insurance for a term of years to be agreed, subject to rent reviews every three years. Each party will be responsible for their own legal fees

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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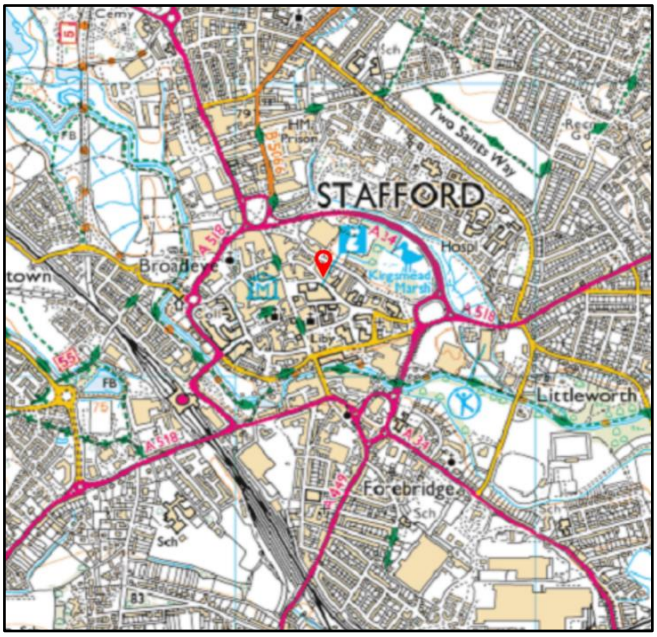

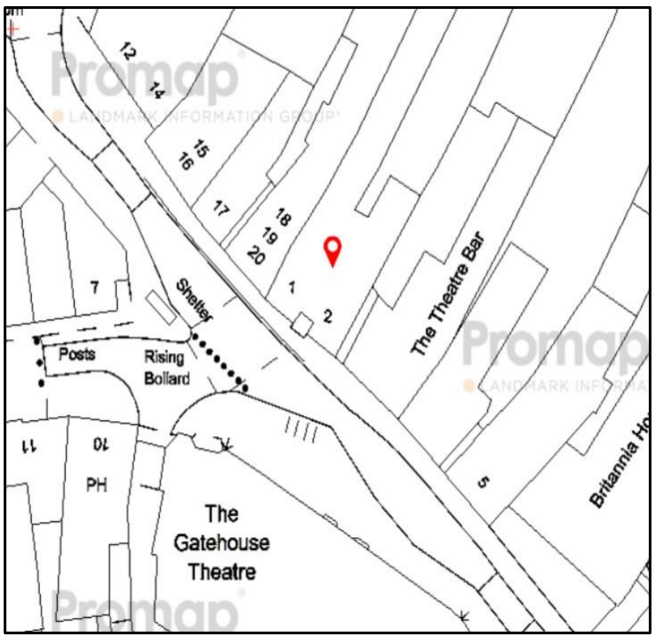

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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