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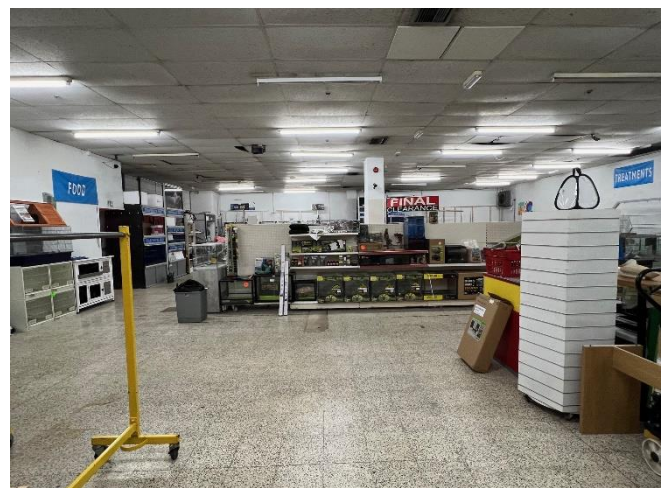
ASSOCIATES



**9A HUNTERS ROW,
GAOLGATE STREET,
STAFFORD, ST16 2AD**

**TO LET
£27,500 PAX
FOR SALE
£299,950**

- Large town centre retail/multi-use building with stores
- Total NIA: 7,662 sq ft with 5,344 sq ft of sales on the ground floor
- Next to public car park and next door to Home Bargains and Iceland
- Freehold or new lease available
- EPC – Band B (36)



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ST16 2AD

GENERAL DESCRIPTION

A large and adaptable retail premises positioned between two large national retailers in the centre of Stafford. The building is accessed via the pedestrianised Gaolgate Place with a large council run car park directly behind which services the north side of the town. The property comprises an open plan ground floor sales area and large sales/stockroom, loading bay with window frontage onto Gaolgate Place and side onto Mount Street. On the first floor are a range of stockrooms and staffrooms alongside staff toilets. The premises benefits from tiled flooring, suspended ceilings, recessed lighting at ground floor level, air conditioning, gas blow heater in stockroom, electric roller shutter and automatic doors to the frontage. 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, showroom 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 at the end of Princes Street on Hunters Row and is in-between national retailers Home Bargains and Iceland and is a short walk to the Sheridan Centre Car Park. Stafford.

BUSINESS RATES

Rateable Value: £29,750

Rates Payable: £14,845.25 pa (24/25).

Note: Retail, hospitality and leisure relief – You could be entitled to 75% off your business rates bills for the 2024 to 2025 tax year (1 April 2024 to 31 March 2025).

VAT

The purchase price/rent is subject to VAT.

SERVICE CHARGE

A service charge is payable by the ingoing tenant. Details will be made available upon request.

ACCOMMODATION

Ground floor

Main sales area: 2,406 sq ft

Rear sales/stockroom: 2,938 sq ft

Total NIA: 5,344 sq ft

First floor

Stockroom: 1,918 sq ft

Stockroom: 135 sq ft

Stockroom: 98 sq ft

Staff room: 167 sq ft

WC x 2 : -

Total NIA: 2,318 sq ft

Overall NIA: 7,662 sq ft

SERVICES

Mains electricity, gas, water and drainage are connected. No services have been tested by the agents.

TENURE

Available by way of a new full repairing and insuring lease, for a term to be agreed. Rent throughout the term is payable monthly in advance by way of standing order and a rent deposit is payable at the beginning of the term. The property is also available to purchase freehold with vacant possession upon completion.

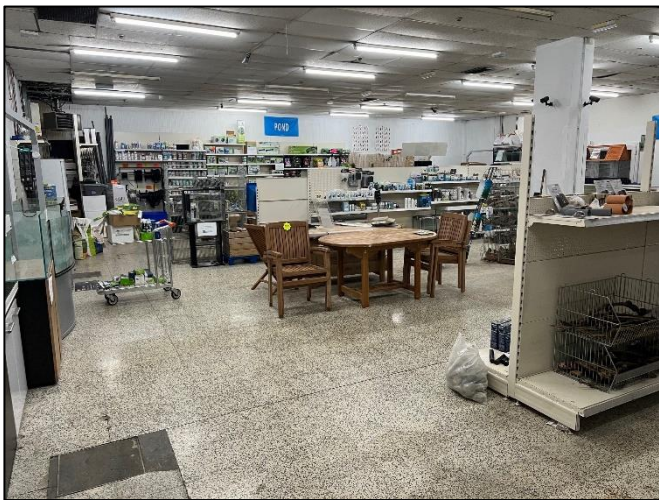
ANTI MONEY LAUNDERING REGULATIONS

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.

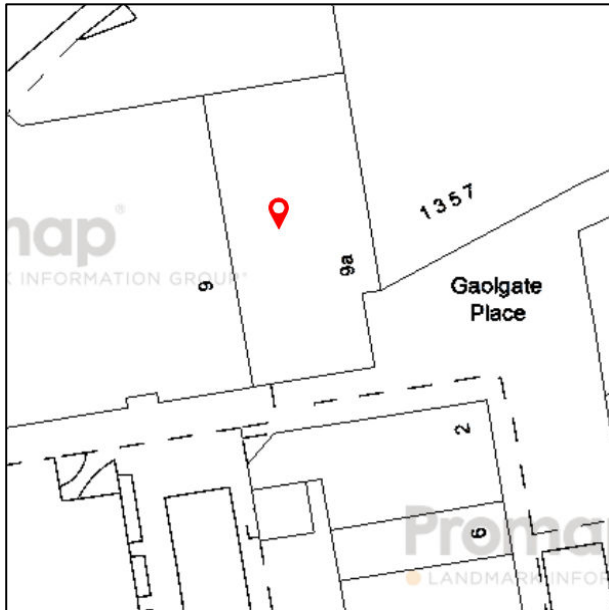
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Journal Pre-proof

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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