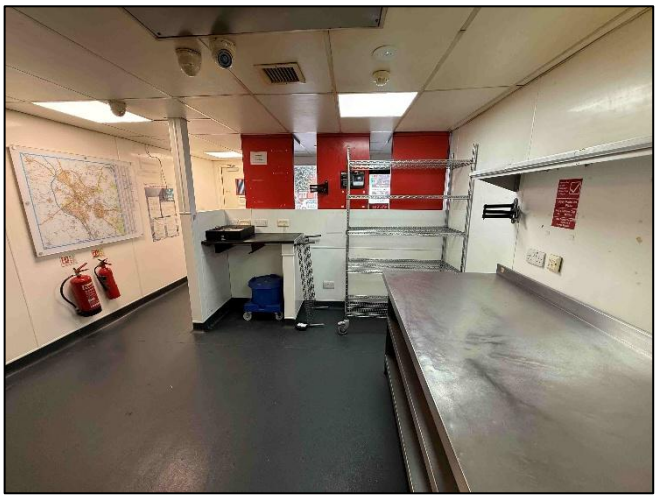
RORY MACK

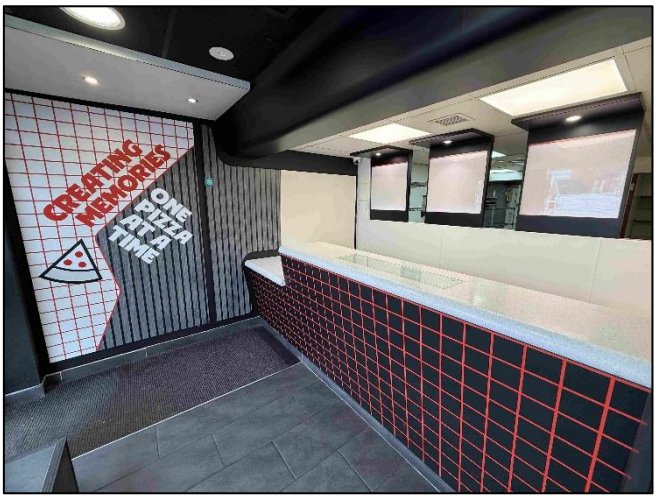
ASSOCIATES

63 WESTON ROAD, STAFFORD, STAFFORDSHIRE, ST16 3RL

TO LET
£14,500 PAX

- Prominently located takeaway premises on busy main road
- Includes a self contained 1 bedroom flat with income towards the overall rent
- Ground floor GIA: 856 sq ft including new till area, walk in fridge and freezer
- 1st floor flat generating £6,000pa rental income
- EPC: Ground Floor Takeaway 43 (B), First Floor Flat 65 (D)





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GENERAL DESCRIPTION

An end terraced takeaway unit forming part of a popular parade of shops along Weston Road on the east side of Stafford town centre. The unit has been trading as a takeaway premises, specifically Pizza Hut, for over 12 years. The unit is now available to another hot food provider with strong credentials for a minimum term of at least 7 years. The unit is being let in excellent condition and includes the newly fitted till area, walk in fridge, walk in freezer and dual gas ventilation/extraction system (fridge and freezer left on a repair and replace basis with the responsibility with the tenant). The unit comprises a front customer area, kitchen, food prep area, walk-in-fridge, walk-in-freezer, managers office and WC. At the rear of the property is space for deliveries. The property is available with a new lease but the applicant must have a strong track record in running hot food businesses in the past and credit checks and references will be required.

Note: The one bedroom flat is currently rented on an AST at £500pcm and will be sub-let by the ingoing tenant. Alternatively, if the ingoing tenant wants to use the flat, the whole building can be rented with vacant possession.

LOCATION

The takeaway is located on Weston Road (A518) and is around half a mile from the centre of Stafford. The property is also easily accessible to all aspects of the town, making it a perfect takeaway location. There is short term parking of 30 minutes directly in front of the unit.

SERVICES

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

VAT

The rent is not subject to VAT.

TENURE

Available by way of a new Full Repairing and Insuring lease for a minimum of 7 years and with rent reviews every 5 years and with the ingoing tenant expected to cover the legal fees of the landlord.

BUSINESS RATES

Rateable value	£6,900
Rates payable	£2,635.80 pa (26/27)

Note: If you qualify for small Business Rates Relief you may be entitled to a rates payable reduction.

ACCOMMODATION

Ground Floor Takeaway

Till/reception area:	176 sq ft
Kitchen and preparation:	587 sq ft
Walk in fridge:	56 sq ft
Walk in freezer:	37 sq ft
WC:	--
NIA:	**856 sq ft**

First Floor Flat

Lounge:	180 sq ft
Bedroom:	107 sq ft
Kitchen:	74 sq ft
En-suite:	--
NIA:	**361 sq ft**

Total NIA:	**1,217 sq ft**

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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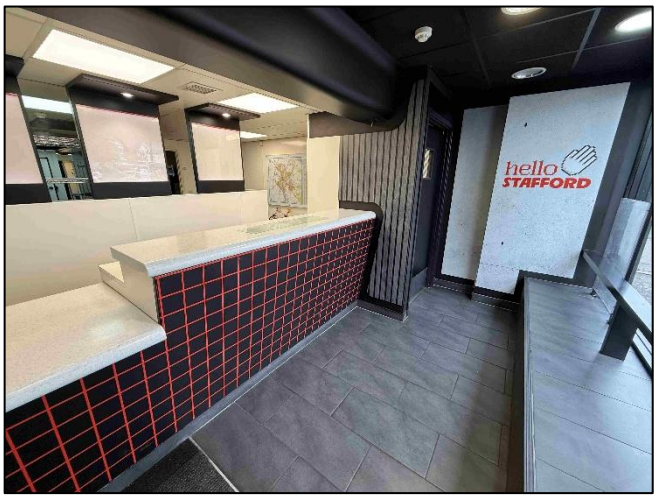

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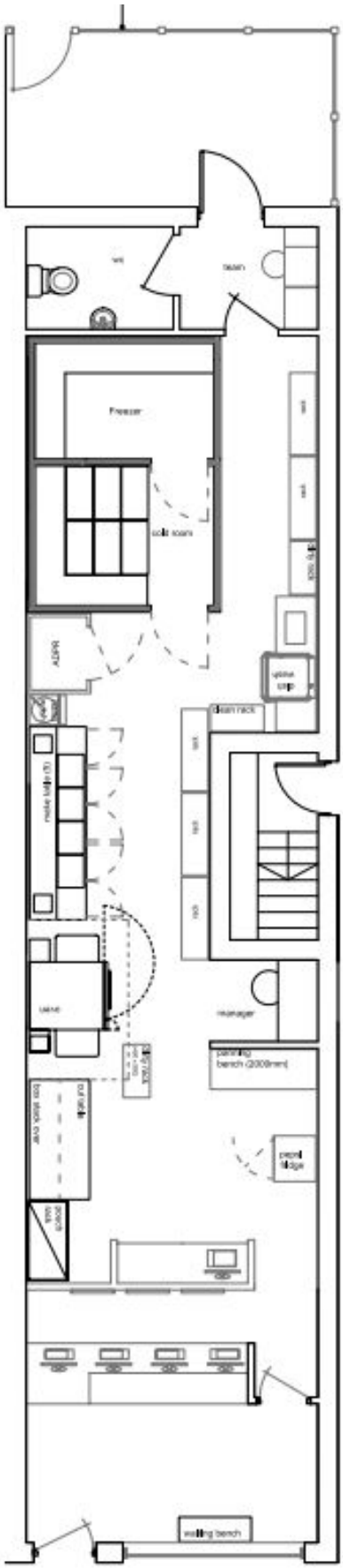

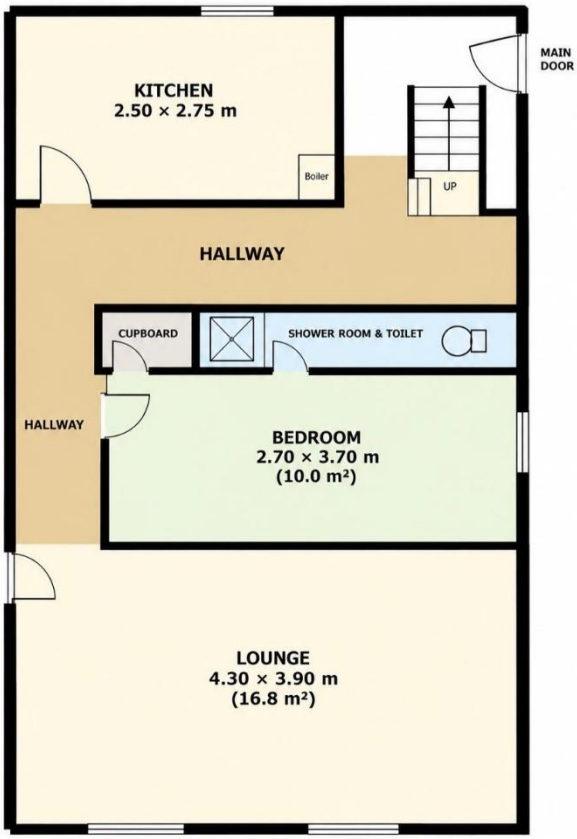

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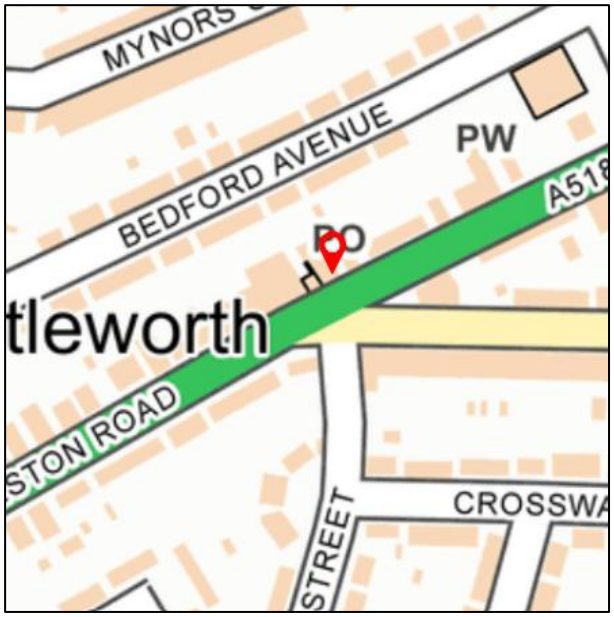

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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