



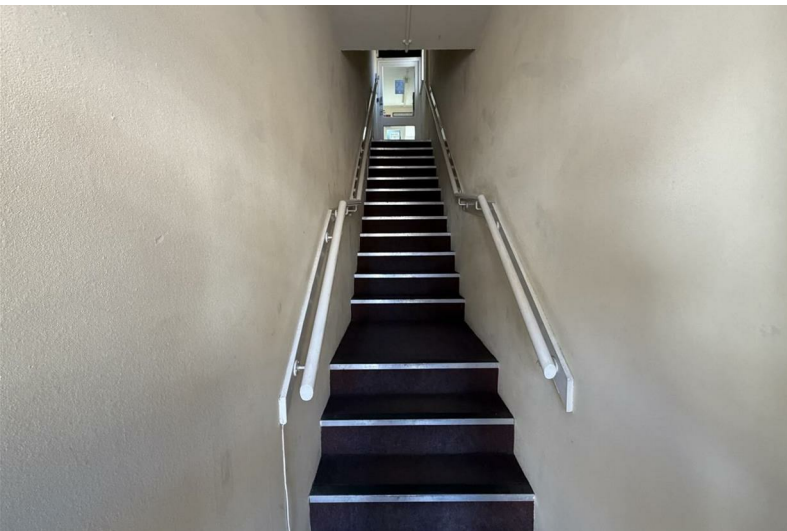
7-8 Mill Street , Stafford, ST16 2AJ

752.00 sq ft

Second floor offices to let on all inclusive rent with shared car parking at the rear. The property is situated in the centre of Stafford on Mill Street having the benefit of access at the front which leads to a staircase up to the first and second floors.



£11,000 Per Annum



7-8 Mill Street , Stafford, ST16 2AJ

Description

The offices are accessed from the ground floor with a staircase leading up to a first floor landing off which are first floor offices (Let) and WCs. A further staircase leads up to a second floor landing off which are the offices To Let. There are five individual offices along with a kitchen. The rent includes the costs associated with heating, power and water. Buildings insurance is to be paid in addition to the rent and the amount will be calculated as a percentage of the total floor area.

Car parking is available at the rear of the property and is accessible from Mill Bank. Whilst the car park is shared with the first floor Tenant their use is geared towards evenings and weekend work and therefore ample parking should be available. Parking is on a first come first served basis and is not designated.

Location

Mill Street is located in Stafford Town Centre. The property is approximately half a mile away from Stafford Railway Station and approximately 3 miles from Junction 14 of the M6 Motorway.

Accommodation

NIA: 752 sq ft (69.86 sq m)

Services

All mains services are available subject to any reconnection which may be necessary.

Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Rating

*** ZERO BUSINESS RATES APPLICABLE ***

The VOA website advises the rateable value from the 1st April 2026 is £5,400. The standard non-domestic business rates multiplier is 48.0 p. The small business multiplier is 43.2 p up to a rateable value of £50,999. Small Business may benefit for up to 100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.



Tenure - Leasehold

Leasehold - on a new Internal Repairing and Insuring lease with terms to be agreed.

The new lease will be excluded from the Landlord & Tenant Act 1954.

EPC

Energy Performance Certificate number and rating is 102 - E

VAT

We have been advised that VAT is NOT applicable.

Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee.

Credit Check

On agreed terms the ingoing tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

Legal Costs - Letting

The ingoing tenant is responsible for the landlord's legal costs in connection with the preparation of the lease which is £450 plus VAT.

Viewing

Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ

Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.



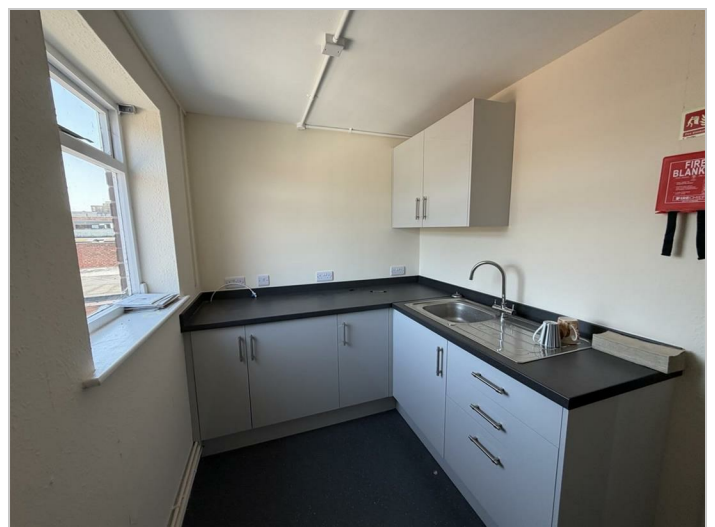
Road Map



Hybrid Map



Terrain Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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