



53 Greyfriars

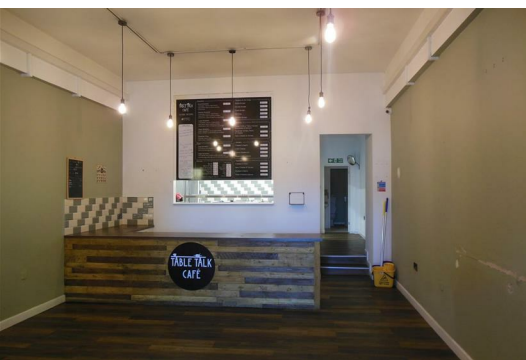
Stafford, ST16 2RG

£7,500 Per Annum



767.00 sq ft

The property comprises a retail unit suitable for a number of uses subject to planning permission. The premises are part of a parade of shops.



Description

The property comprises a ground floor lock-up shop unit with store access and large display windows. The unit has recently been used as a café and could continue with this use or an alternative retail use. Currently the unit has a laminate floor and has painted walls and ceiling. There is a large display window with door access into the unit. Two steps towards the back of the unit give access to the rear part of the retail area which is all open plan and has been used a part of the kitchen area.

To the rear of the property, there is a lobby and toilet which has lino flooring, painted brick walls and painted plasterboard ceiling. There are also a number of kitchen units. A door leads to the rear of the unit and a rear yard.

The property is ideal for a number of retail uses or as a cafe and is within a parade of similar shops.

Location

The property is located on Greyfriars, the A34 on the periphery of Stafford Town Centre. Other retailers close by include Dunelm, The Range, Halfords etc. The A34 is a major route into Stafford Town Centre and there is a pull-in to the front of the unit providing car parking.

Stafford is the county town of Staffordshire and has grown over recent years with many new residential developments on the outskirts of the town.

Accommodation

Total Ground Floor Retail Area 663 sq.ft (61.59 sq.m)

Kitchen/Store 104 sq.ft (9.66 sq.m)

Toilet

TOTAL NET INTERNAL AREA 767 sq.ft (71.25 sq.m)

Tenure

Leasehold on terms to be agreed.

Rent

£7500 per annum

The incoming tenant will be responsible for the landlords building insurance. The current cost is £64.88 per annum.

Services

Mains water, electricity and drainage are available.

Rating

The VOA website advises the rateable value for 2024/25 is £5,400. The standard non-domestic business rates multiplier is 54.6p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for upto100% 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.

EPC

Energy Performance Certificate number and rating is to be confirmed.

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.

Credit Check

On agreed terms the incoming 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

The incoming tenant is responsible for the landlord's legal costs in connection with the preparation of the lease.

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.

VAT

VAT is to be confirmed.

Please enquire with the agent if vat is applicable or not on this premises.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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