

# TO LET

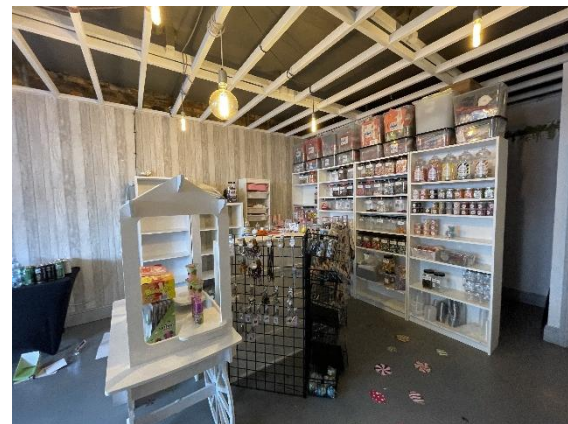
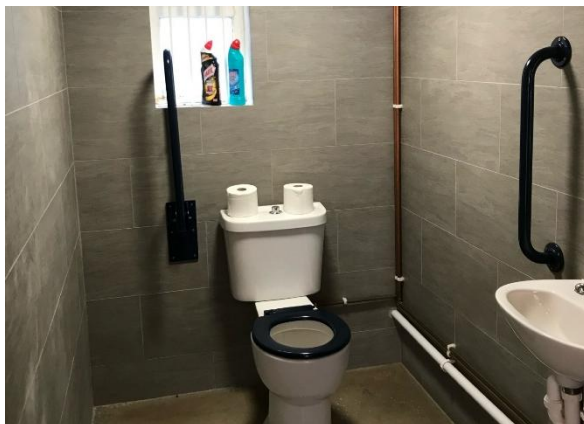
## GROUND FLOOR RETAIL PREMISES

14-15 MILL STREET, STAFFORD, STAFFORDSHIRE, ST16 2AJ



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## LOCATION

The property is prominently located on Mill Street, in Stafford town centre. Mill Street benefits from a range of users such as Blacks Menswear, Henry Burton Cycles, Parkers Fish Shop, Peter Rogers Photographic and professional offices. Short stay parking is available both on Mill Street and a short walk on Earl Street.

Riverside Shopping centre is a short walk from the subject property which includes occupiers such as Primark, Nando's and Marks and Spencer

## DESCRIPTION

The property comprises a ground floor retail / office premises with a prominent shop frontage onto Mill Street. Internally the property comprises of a sales area with the benefit of a counter, WC and stores. There is an external fascia display in place illuminated by LED lamps.

The property briefly benefits from the following specification:

- Prominent location
- Available immediately
- Electric in line water heater above WC
- Suitable for a variety of uses (STPP)
- DDA compliant WC
- Security alarm (not tested)
- 24/7 Access

ACCOMMODATION	SQ M	SQ FT
Gross Internal Area	44.13	475

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## RENT

Upon Application.

## TENURE

The property is available by way of a new lease on terms to be agreed.

## SERVICE CHARGE

A service charge is levied to cover the maintenance / upkeep of the common parts of the property and utilities. For further information please contact us.

## EPC

C-68

## RATING ASSESSMENT

The property has a rateable value of £8,600 and therefore may qualify for 100% small business rates relief. We would, recommend, that further enquiries are directed to the Local Rating Authority (Stafford Borough Council).

## PLANNING

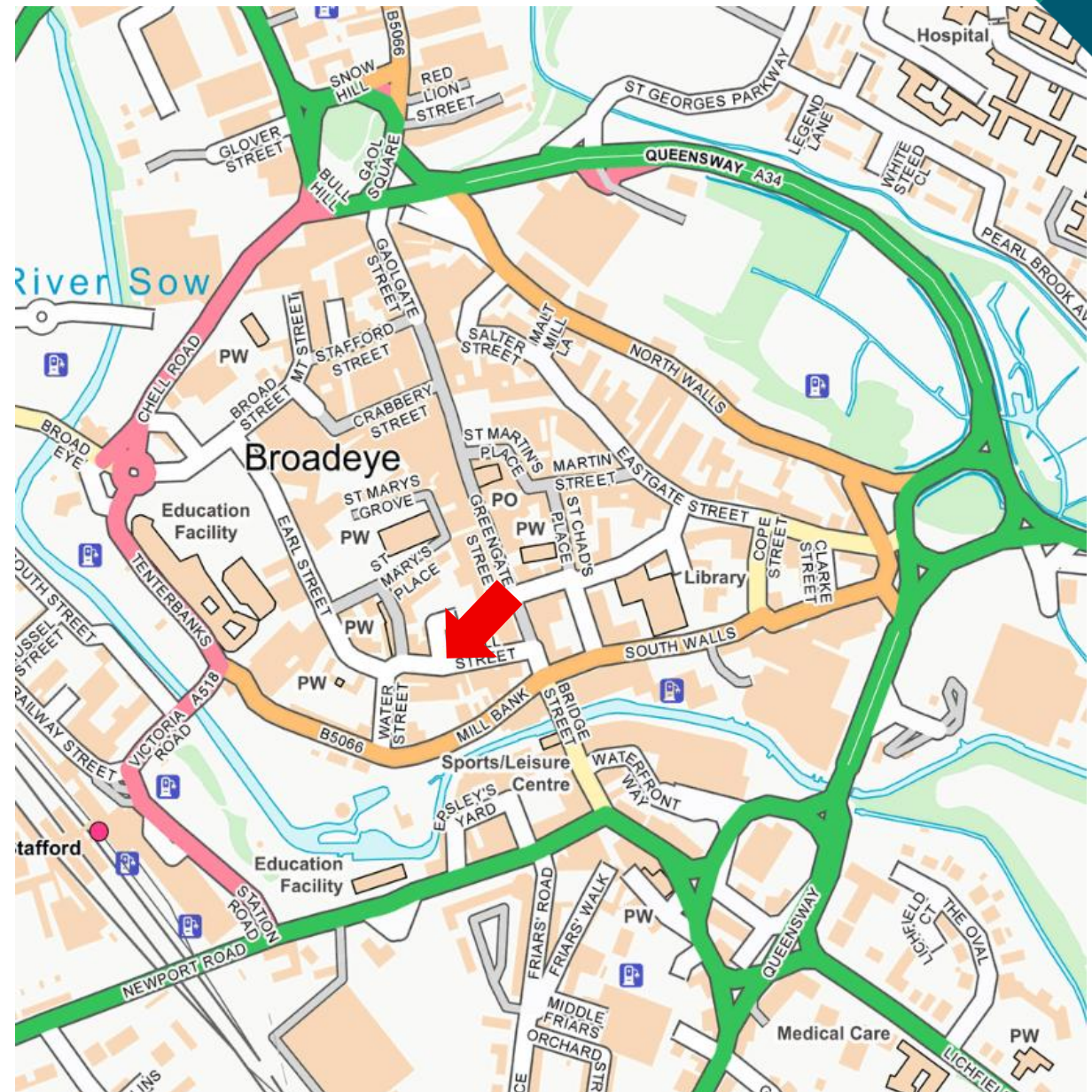
Interested parties are advised to make their enquiries of the Local Planning Authority (Stafford Borough Council).

## VAT

All prices are quoted exclusive of VAT which is not applicable.

## LEGAL COSTS

Each party is responsible for its own legal/professional costs in connection with the transaction.



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## SERVICES

Mains electric, water and drainage are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

## ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.

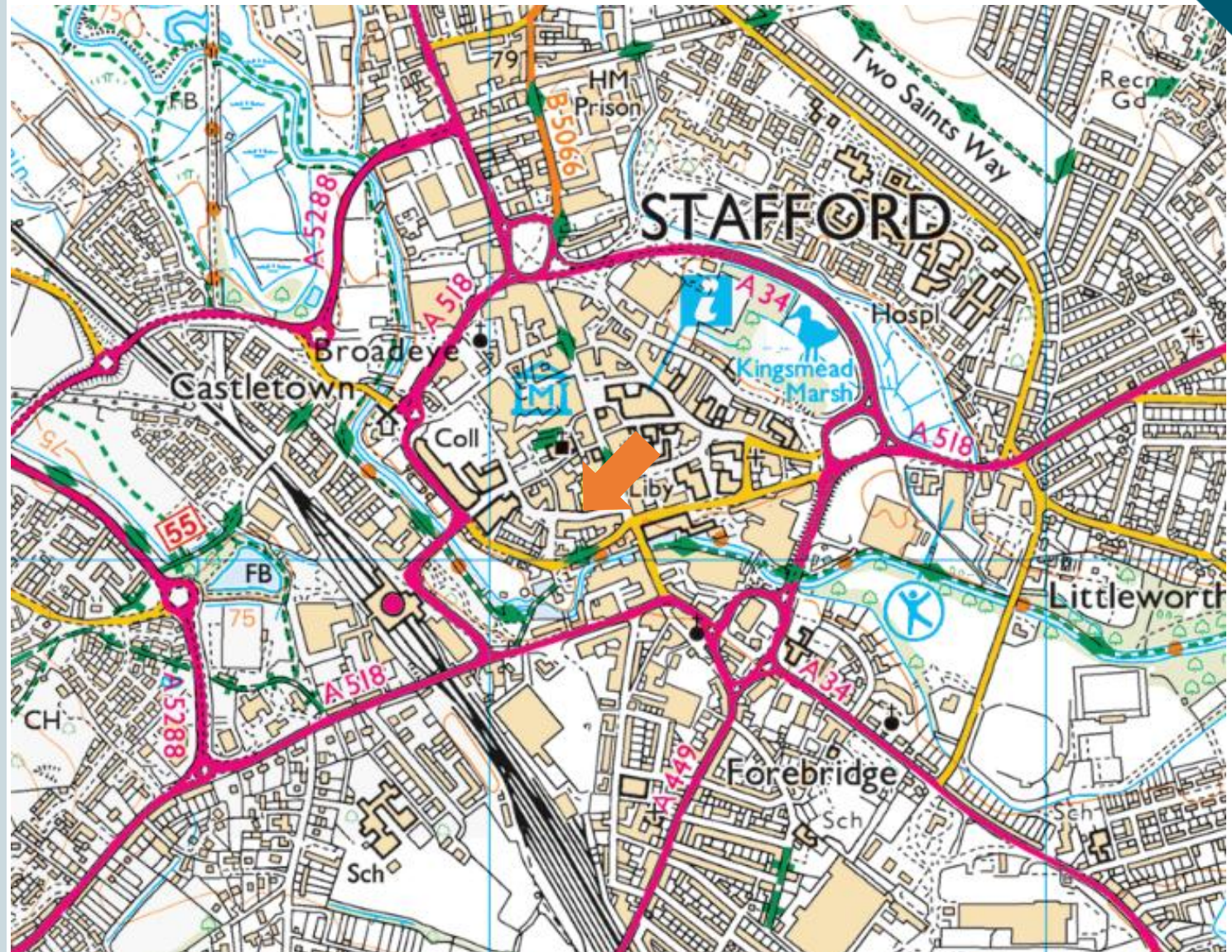
## CONTACT

Caine Savage

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**Mounsey Chartered Surveyors,**  
Lakeside, Festival Way, Festival Park,  
Stoke-on-Trent, ST1 5PU



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# Our services

Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

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## Commercial Agency

Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



## Commercial Valuation

We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



## Lease Renewal and Rent Review

The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.



## Property Management

Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



## Residential Valuation

We offer a range of valuations for purposes including Help-to-Buy, shared ownership, matrimonial, probate, pre-purchase, lending and taxation.



## Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.