

RORY MACK

ASSOCIATES



**UNIT 2 42-44 FOREGATE
STREET, STAFFORD, ST16 2PJ**

**TO LET
£17,000 PAX**

- Spacious ground floor retail unit
- Located within the Paul Reynolds Centre, a large mixed-use commercial development
- GIA: 2,536 sq ft
- EPC: Band D (77)



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GENERAL DESCRIPTION

Recently refurbished unit, the property is a now a blank canvas and can be configured by the ingoing tenant to suit their needs. The unit boasts a large sales area together with one WC and storage room/office. Internally the property benefits from a concrete floor, window frontage onto the busy Foregate Street, which leads into Stafford town centre. The unit would suit a variety of businesses including professional services, office or retail.

LOCATION

The Paul Reynolds Centre is situated in a prominent position on Foregate Street (A34), opposite Greyfriars and adjacent to Browning Street. Located on the periphery of Stafford town centre on the A34, it has good access from Junction 14 of the M6 motorway. The Paul Reynolds Centre is a 10-minute walk to the town centre and 20-minute walk to Stafford Train Station. Close by business' include Screwfix, Halford's and Lidl and access to the centre is via Browning Street with parking within the indoor car park.

SERVICES

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

VAT

The rent is subject to VAT

TENURE

Available by way of a new Internal Repairing and Insuring lease for a minimum of 1 year with each party bearing their own legal costs associated with the lease.

BUSINESS RATES

Rateable value £9,200

Rates payable £4,590.80pa (23/24)

Note: If you qualify for Small Business Rates Relief you should be entitled to a 100% rates payable exemption.

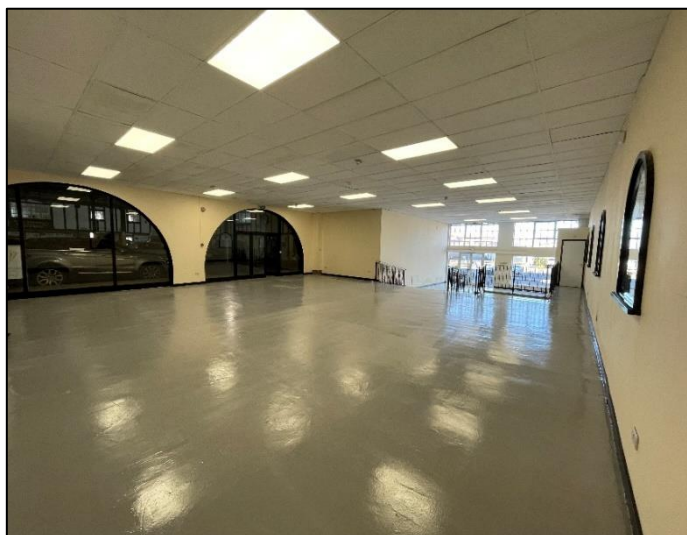
ACCOMMODATION

Ground Floor

Sales	2,479 sq ft
Storage/office	36 sq ft
WC	21 sq ft
Total GIA	2,536 sq ft

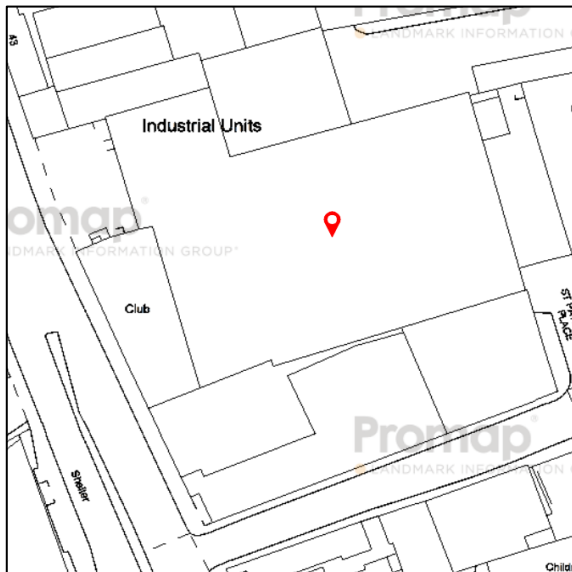
ANTI MONEY LAUNDERING REGULATIONS

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.

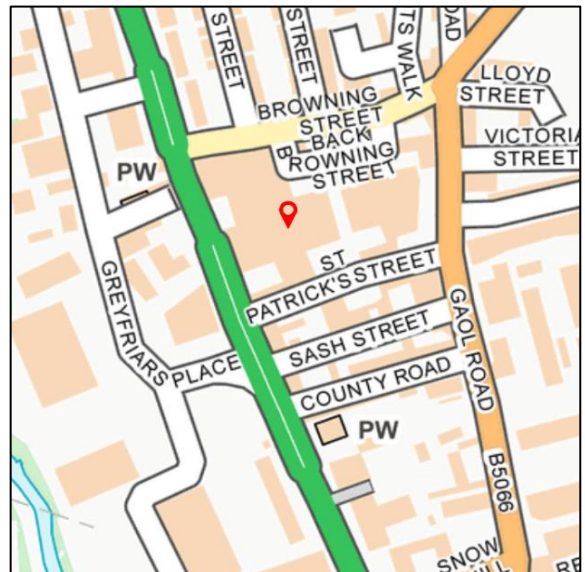


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ORDNANCE MAP



STREET MAP



TOWN MAP



OFFICE

37 Marsh Parade
Newcastle
Staffordshire
ST5 1BT

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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