



ROB ALSTON
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**PRIME SHOP
UNIT TO LET**

STAFFORD

35-36 GAOLGATE STREET, ST16 2NT.

LOCATION

Stafford is the county town of Staffordshire, has a shopping population of 103,000 and is located 29 miles north of Birmingham and 19 miles south of Stoke on Trent.

DESCRIPTION

The property comprises a good sized ground floor retail unit with storage/staff facilities at first/second floor levels.

The property is situated in a prime pedestrianized trading location on Gaolgate Street and nearby occupiers include **Costa, Vodafone, Ryman, Greggs, Pandora, Holland & Barrett, Boots** etc.

ACCOMMODATION

Internal Width	27 ft 6 ins	8.41 m
Shop Depth	75 ft	22.9 m
Ground Floor Sales	2,139 sq ft	198.8 sq m
Ground Floor Store	110 sq ft	10.2 sq m
First Floor Store	1,005 sq ft	93.4 sq m
Second Floor Store/Staff.	422 sq ft	39.2 sq m

RENT

£50,000 per annum exclusive.

LEASE

The property is available on a new 10 year full repairing and insuring lease with a year 5 rent review.

RATES

Rateable Value 2017	£100,000
AN APPEAL AGAINST THE REVISED RATEABLE VALUE IS ABOUT TO SUBMITTED	

VIEWING

Strictly by appointment with **ROBERT ALSTON** (07768 650446) or joint agents Millar Sandy (01785 244 400).

EPC

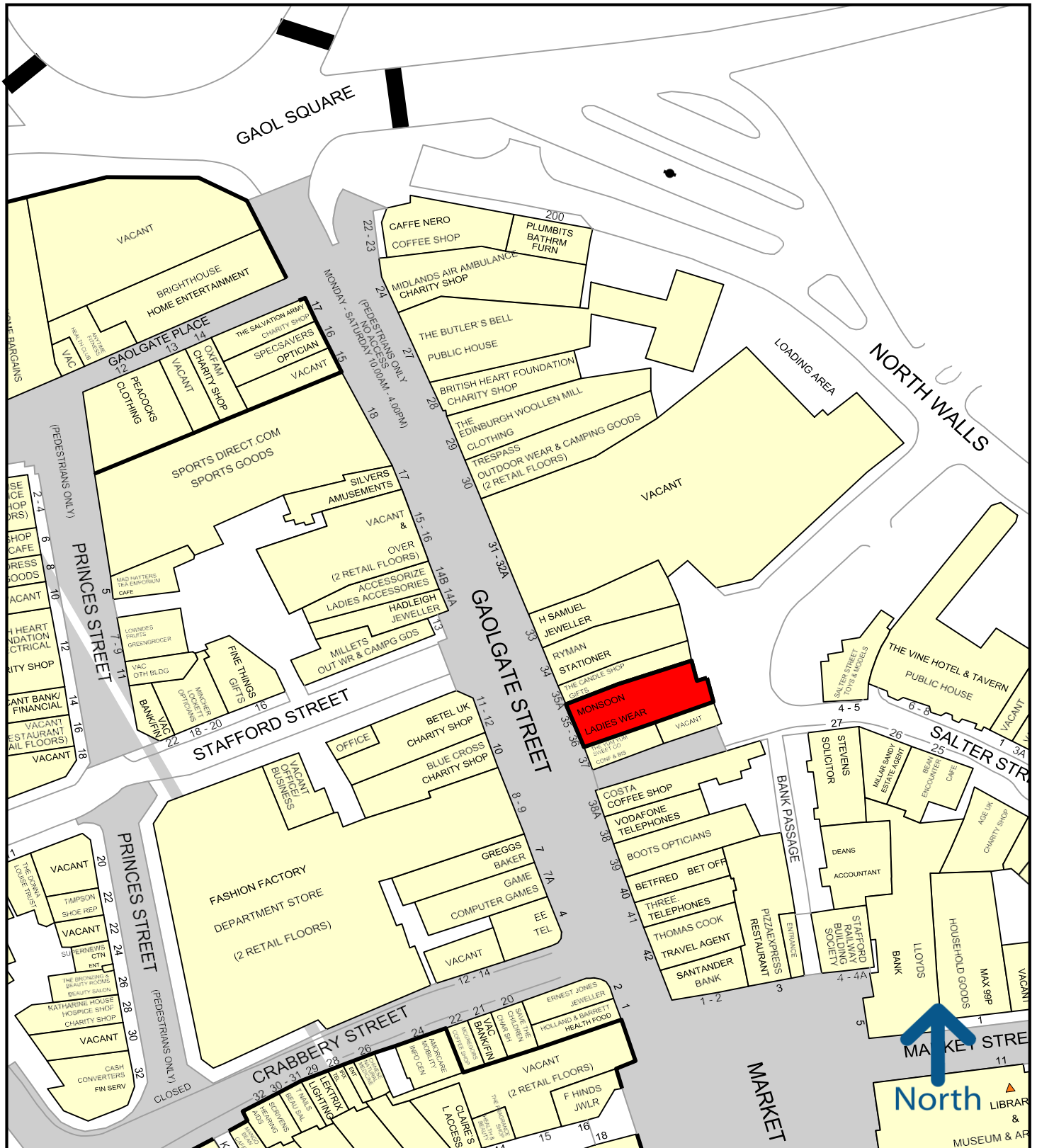
A copy of the Energy Performance Certificate is available on request

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