

RORY MACK

ASSOCIATES



**45 MILL STREET,
STAFFORD, STAFFORDSHIRE,
ST16 2AJ**

**TO LET
£11,500 PAX**

- Established café/coffee shop situated within Stafford town centre
- Glazed ground floor shop frontage with first floor sales/store
- Total NIA of 867 sq. ft. including ground floor sales area of 428 sq. ft.
- Forming part of a popular parade of retail units on Mill Street
- Available by way of a new FRI lease



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GENERAL DESCRIPTION

An attractive retail unit with ground floor display windows situated on a parade of similar boutique style retail shops. Currently laid out as a coffee shop, the unit lends itself to similar and is a popular location for passing traffic and shoppers in the centre of town. On the first floor is a fully fitted kitchen and open floor space to be used as storage or additional seating. Mill Street is a long established retail/commercial street, a short walking distance to the newly built Riverside retail development.

The premises is being offered to the market with an opportunity for the incoming tenant to purchase the fixtures and fittings by separate negotiation. The premises has been extensively refurbished to a high standard and includes a ground floor accessible WC.

LOCATION

The property is located amongst other commercial premises on Mill Street in the centre of town. Mill Street is within 20 yards of the junction with Greengate Street and within close proximity to public car parking. Riverside retail development is within 5 minutes' walk, a distance of 0.2 miles.

ACCOMMODATION

Ground floor:

Main Salon 428 sq ft
WC -

First floor:

Sales/storage 439 sq ft
Total NIA: 867 sq ft

SERVICES

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

VAT

The rent is not subject to VAT.

BUSINESS RATES

Rateable Value: £9,100
Rates Payable: £4,540.90 pa (22/23)

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

TENURE

Available by way of a new Full Repairing and Insuring lease for a term of years to be agreed and with rent reviews every three years and with each party bearing their own legal costs associated with the lease.

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.

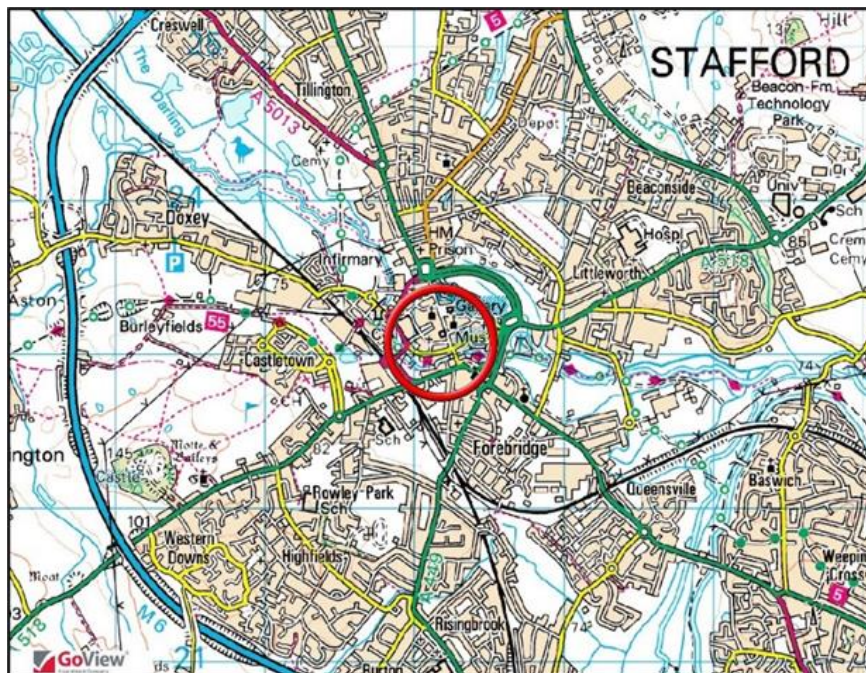
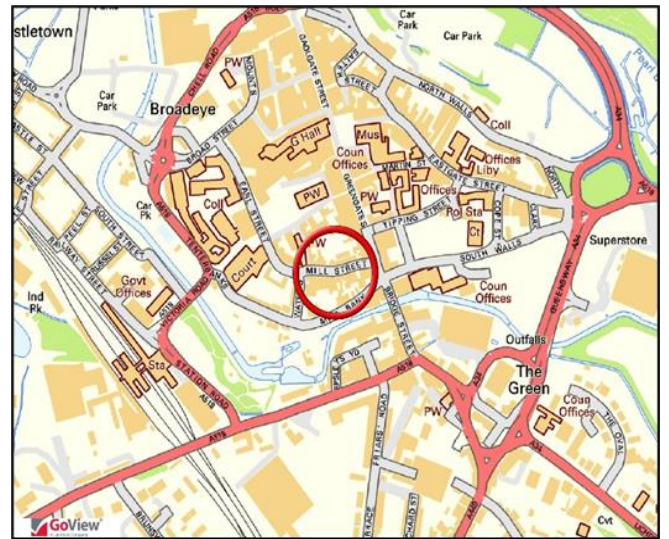


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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements