

SHOP TO LET

15 PROSPECT ROAD, STAFFORD, ST16 3PA



- Retail Shop
- Established Residential Area
- Floor Area Of 61.50m² (662 sqft)

LOCATION

The property fronts Prospect Road and is located within a parade of shops and first floor residential flats.

The premises are located approximately 1.5 miles from Stafford Town Centre.

Access to the National Motorway Network can be gained at Junction 14 of the M6 approx 4 miles to the North West.

DESCRIPTION

The property comprises a ground floor sales area with W.C.

There is a glazed double frontage and entrance on to Prospect Road with a shared access road to the rear allowing for deliveries.

ACCOMMODATION

Shop Area : 61.50m² (662 sqft)

PLANNING

All interested parties should contact the local planning authority.

LEASE TERMS

Multiples of three years on a full repairing and insuring basis, rent reviews at three year intervals.

RENTAL

The rental is to be £8,000 per annum exclusive of all other outgoings. This equates to approximately £153.85 per week.

RATING

The rateable value for the premises is £6,600. Interested parties to make their own enquiries with Stafford Borough Council should you require further information.

SERVICES

We understand that all mains services are available to the premises however we would ask all interested parties to make their own enquiries in this regard.

LEGAL COSTS

All parties to bear their own costs. Potential occupiers will be expected to undertake to meet the vendor's legal fee's should they withdraw after solicitors have been instructed.

VIEWING

Strictly through the sole letting agents First City 'The Property Consultancy' on 01902 710999 quoting reference 5294.



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