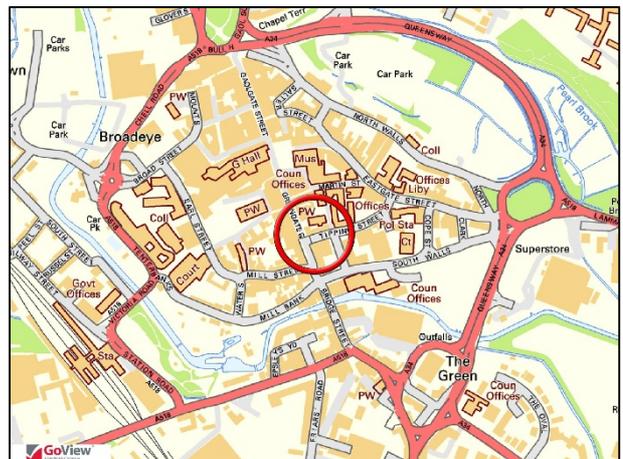
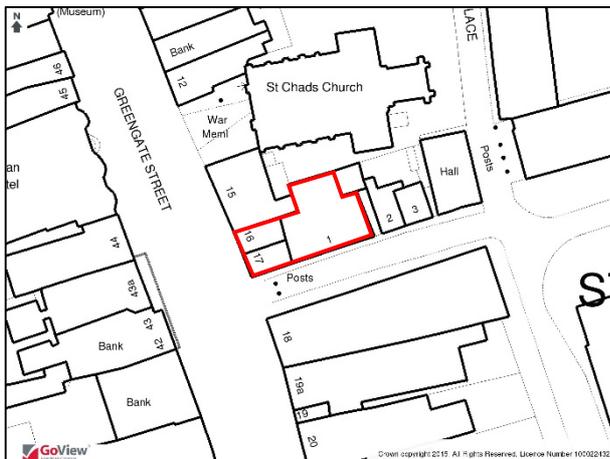




Office and Meeting Hall To Let in Stafford Town Centre



- **The Oddfellows Hall, Greengate Street, Stafford, Staffordshire, ST16 2HP**
- **2,175 sq.ft. (202.06 sq.m.)**
- **High Street location**
- **Suitable for office, training, function and conference uses subject to planning consent**
- **Centrally heated**
- **Air-conditioning to part**

LOCATION

The property is situated on the east side of Greengate Street at its junction with Tipping Street and in the pedestrianised retail part of Stafford town centre. Branches of Superdrug, Thomas Cook, TUI Thompson and various banks including the Co-operative, National Westminster and Halifax are located in the vicinity.

DESCRIPTION

Oddfellows Hall was constructed in 1892 and comprises a substantial three-storey Victorian building of traditional brick and tile construction with attractive arched features in the elevations fronting both Greengate Street and Tipping Street.

The available part of the property consists of a ground floor entrance hall with automated sliding plate glass door access leading to a staircase and passenger lift and then to first floor accommodation. This includes an administration office, conference/function room with a bar, a cloakroom, a kitchen and male and female and disabled WC facilities. There is the option of additional storage space at attic level if required.

The premises are now surplus to operational requirements and are likely to be of interest to an office user or a prospective tenant requiring a large meeting, conference or training facility.

ACCOMMODATION (all dimensions and areas referred to in these particulars are approximate)

FLOOR	DESCRIPTION	NET FLOOR AREA (SQ.FT.)	NET FLOOR AREA (SQ.M.)
GROUND	Entrance Hall	275	25.55
FIRST	Cloakroom	50	4.65
	Administration office	185	17.19
	Conference/function/meeting room	1,535	142.61
	Kitchen	130	12.08
	Male WC facility	-	-
	Female WC facility	-	-
	Disabled WC facility	-	-
TOTAL NET FLOOR AREA		2,175	202.06

SERVICES

All mains services are connected. The accommodation is centrally heated by hot water radiators fed by a gas-fired boiler. Air-conditioning serves part of the premises.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The property is currently assessed at £2,800 with uniform business rates payable of £1,380.40 for the year ending March 2017. The rateable value is unchanged in the new draft Rating List effective from March 2017. Subject to certain conditions, there will be no rates payable for the premises in the next rating year.

EPC

The Energy Performance Certificate issued for these premises indicates an Asset Rating of ## within Band ##. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on a new internal repairing lease for a term to be agreed at a commencing rental of **£17,000** per annum exclusive of rates, and VAT if applicable, to be subject to upward only rent reviews at three yearly intervals. The landlord will undertake external repairs and insure the premises and then recharge the tenant the apportioned cost thereof.

LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the preparation of the lease and the counterpart lease, together with any Stamp Duty or VAT due thereon.

VIEWING

By arrangement with the Agents' Stafford offices.

The property is offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/3915

04.12.2016

Millar Sandy Limited (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice :- (a) that these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (b) that they cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (c) that no employee of Millar Sandy (or their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; (d) that rents, prices, premiums and service charges may be subject to VAT in addition; (e) that Millar Sandy (and their Joint Agents where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (f) that the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers or tenants should satisfy themselves as to the fitness of such items for their requirements