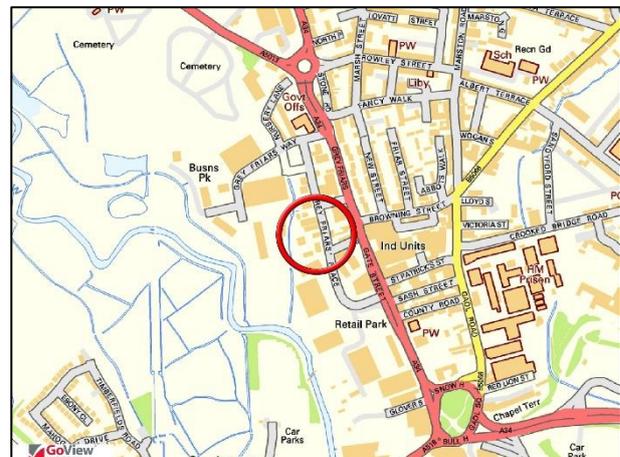
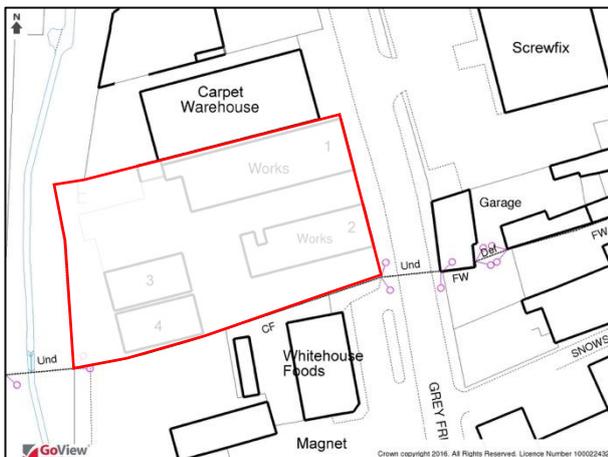
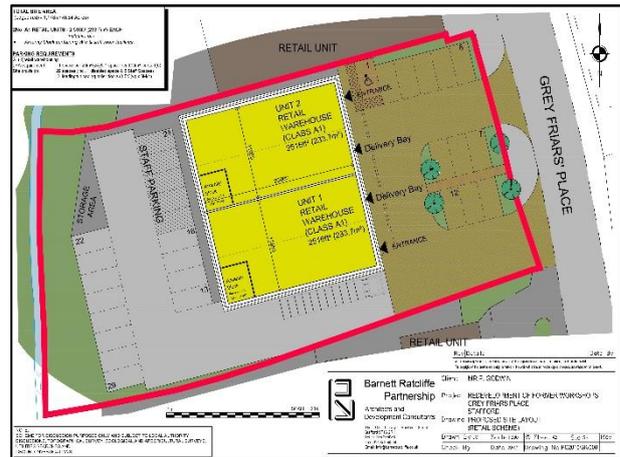




## New Development of Retail/Trade Counter Warehouses To Let in Stafford



- **Units Nos. 1 & 2, Abbots Court, Greyfriars Place, Stafford, Staffordshire, ST16 2SD**
- Units available from 2,516 to 5,032 sq.ft. (233.70 to 467.40 sq.m.)
- Prime location retail and trade counter scheme in established area
- Car parking for twenty-nine vehicles
- Good access to Junction 14 of M6 Motorway
- Convenient for Stafford town centre
- Close to Screwfix, Magnet, Wickes, Dulux, Currys, Halfords and Lidl
- Availability subject to planning consent

## LOCATION

Abbots Court is situated on the west side of Greyfriars Place just off the A34 trunk road, about half a mile north from Stafford town centre and in a mixed business area characterised by trade counters and out of town retailing.

Junction 14 of the M6 Motorway is about one and a half miles distant and provides access to Manchester and the north-west, London and the south-east by way of the M1 link and Bristol and the south-west through its connection with the M5. Stafford's mainline station provides Intercity connections throughout the national rail network.

Screwfix, Magnet, Wickes, Dulux, Currys, Halfords and Lidl are represented in close proximity. The Range, Bensons and Dunelm also have branches nearby.

## DESCRIPTION

The development, for which planning consent has been applied, will be of single-storey steel frame construction with clear span space, clad elevations and roof, an eaves height of about 22ft. (6.5m.), full height roller shutter doors and has been designed to be available either as a single retail/trade counter warehouse or can be offered as two smaller units capable of each accommodating a mezzanine floor.

The property will provide twelve customer car parking spaces at the front, with seventeen additional staff and visitor spaces at the rear. Completion of the scheme is anticipated towards the end of 2019.

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

UNIT NO.	DESCRIPTION	GROSS FLOOR AREA (SQ.FT.)	GROSS FLOOR AREA (SQ.M.)
1	Retail/warehouse area including welfare facilities.	2,516	233.70
2	Retail/warehouse area including welfare facilities.	2,516	233.70
	<b>TOTAL GROSS FLOOR AREA</b>	<b>5,032</b>	<b>467.40</b>

EXTERNAL forecourt and rear parking areas to be surfaced in tarmac and concrete with vehicular and HGV access from Greyfriars Place.

## SERVICES

All mains services will be available.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the development will be assessed in due course.

## EPC

To be provided on completion.

## TERMS

The units are available on new full repairing leases for terms to be agreed with upward only rent reviews to be at five yearly intervals. The landlord will insure the premises and then recharge the tenants the cost thereof. VAT will be applicable. Rental details will be provided on application.

## LEGAL COSTS

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

## VIEWING

By arrangement with the Agents' Stafford offices.

The units are offered subject to contract, to being unlet and the obtaining of the appropriate planning consent.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION OF THE DEVELOPMENT WORKS

**BP/3973**

01/03/19

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