

perkinsfox

020 7486 6550

www.perkinsfox.com

RETAIL PROPERTY



52 Greengate St, Stafford ST16 2JE

SHOP TO LET-A2 consent

Location

The property is located in a prime position on Greengate Street The shop is located next to **McDonald's with Starbucks, W H Smith, Clintons** and **Boots** in the immediate vicinity.

Accommodation

The property provides the following approximate accommodation:

Dimensions	M	Ft
Internal Width (initial)	7.2	23'7"
Shop Depth	22.1	72'10"
Floor Area	Sq M	Sq Ft
Ground Floor	190.5	2,050
First Floor	113.5	1,221
First Floor	328.6	3,535

Lease

The shop is available on a new 15 year lease with rent review after 5 years.

Rent

An initial rental in the order of **£50,000pax**

Rent Free

Dependent on covenant a rent free period is available

Rates

We have been informed by the local Rating Authority that the following rateable value applies: -

2017 list - £54,500. Rates payable £26,868.50 per annum (Rate in £ 51.2 pence or 49.9pence small business 2020/1)

Interested parties are strongly advised to make their own enquiries.

VAT

The property has been elected for VAT purposes.

Energy Performance Certificate (EPC)

Full EPC report and certificate are available on request.

Viewing and Further Information

Viewings strictly by appointment with the sole agent:

Michael Perkins

Perkins Fox
34 South Molton Street
London
W1K 5RG

Tel: 020 7486 6550

Email: info@perkinsfox.com

On the instructions of



www.perkinsfox.com