

A.J. Phillips

Chartered Surveyors Commercial and Professional Property Services

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Unit 3, Greyfriars Retail Park Greyfriars, Stafford ST16 2SS

Retail Warehouse To Let on New Lease
Close Proximity to Homebase, Dreams and to Madford Retail Park,
Halfords, Wickes, Lidl, Currys & Tenpin



Approximately 929 m² / 10,000 sq.ft Gross Internal Area
136 Shared On Site Car Parking Spaces
Formerly Occupied by Allied Carpets
Good Access to Junction 14 M6

TO LET



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Location

The premises are located ½ mile to the north of Stafford Town Centre off the A34 Stone Road within a mixed use area of retail, offices and leisure users. Nearby retailers include Dreams, Homebase, Madford Retail Park, Halfords, Wickes, Lidl, Currys and Tenpin.

Description

A purpose built retail warehouse part of Greyfriars Retail Park which totals 40,000 sq.ft.

Accommodation

Approximately 10,000 sq.ft of retail warehouse. The property benefits from a shared car park of 136 spaces and ample rear service area.

Services and Heating

Mains electricity, gas, water and drainage are connected.

Rent

On Application.

VAT

VAT is payable on the rent and service charge.

Rating Data

Rating Authority	:	Stafford Borough Council (01785) 619282
Description	:	Retail Warehouse & Premises
Rateable Value	:	£127,000
Rates Payable	:	£61,595*

* Data from www.voa.gov.uk. Rates Payable based on a multiplier of 48.5p

Energy Performance Certificate

Available on request.

Viewing

By appointment through joint agents A J Phillips, Stafford office, telephone 01785 254545 or e-mail commercial@ajphillips.co.uk and Douglas Stevens, London office, telephone 020 7491 0999 or e-mail nick.clark@douglasstevens.co.uk



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