

## SHOPPING CENTRE PROPERTY / CLASS A1

Unit 17 Guildhall Shopping Centre, Stafford

**LET****Rent: On application****Ground Floor Area**

2,243 Sq ft / 208 Sq M

**Viewing Strictly through the joint letting agents.****Barker Proudlove**

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**Location:**

The unit is situated in the Guildhall Shopping Centre, Stafford, alongside retailer The Works and opposite The Entertainer and Poundland. The centre is anchored by key retailers including The Body Shop, The Entertainer, Poundland, O2 and Card Factory.

In the last 18 months, new lettings have been achieved with the likes of Yours Clothing, The Works, Warren James, Shoe Zone, Eurochange and The Entertainer.

The centre also includes a 272 space multi storey car park, i-Motion Gym, the town centre market and there are plans to create a new Food Court to the rear of the scheme.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	2243	208.38
First Floor	3129	290.69
Second Floor	824	76.55

**Rent:**

Upon application.

**Tenure:**

The premises are available on a new lease on terms to be agreed.

**Business Rates:**

The premises currently has a rateable value of £23,500.

For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

**Service Charge:**

The on-account service charge for the year 2020 is to be confirmed.

**EPC:**

Energy Performance Asset Rating - C

**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

July 2020

Subject to Contract

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