

**New lease available - A3, A4, D1 or D2 use (subject to planning)**

## **4 Greengate Street, Stafford, ST16 2HN**



**LOCATION:** The subject property is in prime trading location, on the eastern side of Greengate Street close to Market Square. Nearby occupiers include **Starbucks, WH Smith, Clinton Cards, McDonalds, Greggs and Carphone Warehouse.**

**TERMS:** New lease direct with the landlord for a term to be agreed.

**RENT:** **£48,000** per annum exclusive.

**ACCOMMODATION:** The unit is arranged over ground floor and basement and comprises the following approximate dimensions and net internal floor areas:

**Ground Floor:** 2,119 sq ft (196.86 sq m)      **Basement storage:** 1,316 sq ft (122.25)

*\* PDF floorplans available on request*

**USE:** The property benefits from A1 consent however based on initial enquiries with the council we understand change of use is acceptable in principle.

**LEGAL COSTS:** Each party is to be responsible for their own legal costs.

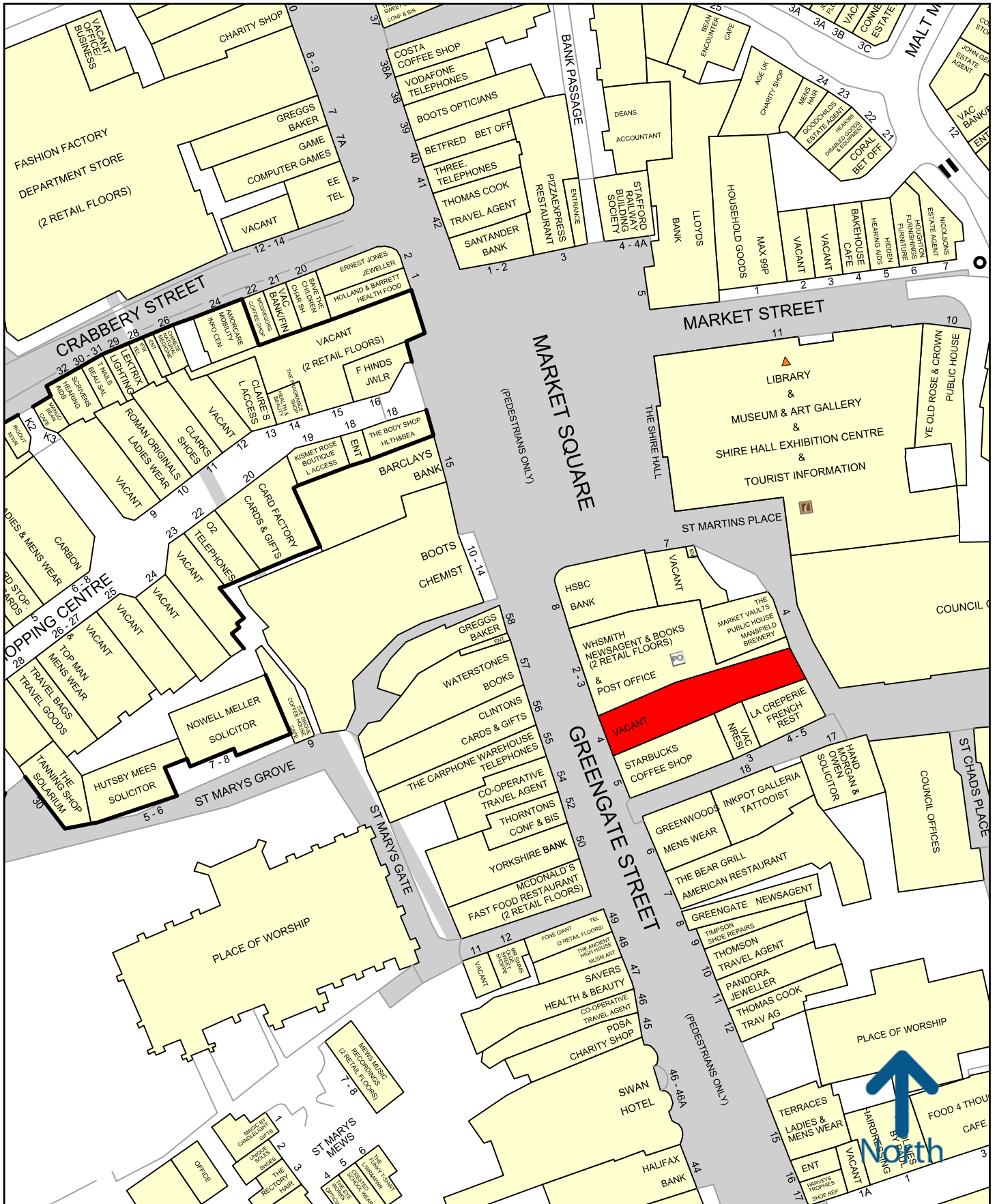
**EPC:** Available on request.

**RATES:** The property is due to be reassessed for rates. The current Rateable Value of £70,701 includes the upper floors which are to be converted to residential.

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IMPORTANT NOTICE: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.



50 metres

