

RORY MACK

ASSOCIATES



**UNIT 6, PAUL REYNOLDS
CENTRE, BROWNING STREET,
STAFFORD, ST16 3AT**

**TO LET
£9,000 PAX**

- A retail/workshop premises with roadside frontage, off Foregate Street
- Forms part of the mixed-use development, The Paul Reynolds Centre
- Self-contained with kitchenette and WC
- Total NIA 1,384 sq. ft. with a sales area of 379 sq. ft.
- EPC Category: TBC



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GENERAL DESCRIPTION

A ground floor retail/workshop unit forming part of the mixed-use development within The Paul Reynolds Centre, Stafford. The unit benefits from roadside glazed frontage to Browning Street, just off the busy Foregate Street (A34), a main sales area of 379 sq. ft. plus a rear workshop space and sub divided offices. The unit is self-contained with its own kitchenette and WC, plus a rear under cover loading bay access, into the workshop. Recently refurbished to include neutral décor, improved lighting and it has the added security of a front external roller shutter.

LOCATION

The Paul Reynolds Centre is situated in a prominent position on Foregate Street (A34), opposite Greyfriars and Unit 6 is located near the busy traffic light junction to Browning Street. On the periphery of Stafford town centre, it has good transport and commute access links from Junction 14 of the M6 motorway.

SERVICES

Mains water and electricity are connected. Please note that no services have been tested by the agents.

VAT

The rent will be subject to VAT.

TENURE

The Unit is available by way of a new License Agreement for a term of years to be agreed, subject to a minimum of 12 months. The tenant is responsible for all the internal repairs and redecoration of the unit and landlord will be responsible for the communal and external repairs and maintenance. Subject to references.

BUSINESS RATES

Rateable Value £6,400 from 1st April 2023
Rates Payable £3,193.60 per annum (24/25)

Note: If you qualify for Small Business Rates Relief you should be entitled to a 100% rates payable exemption.

ACCOMMODATION

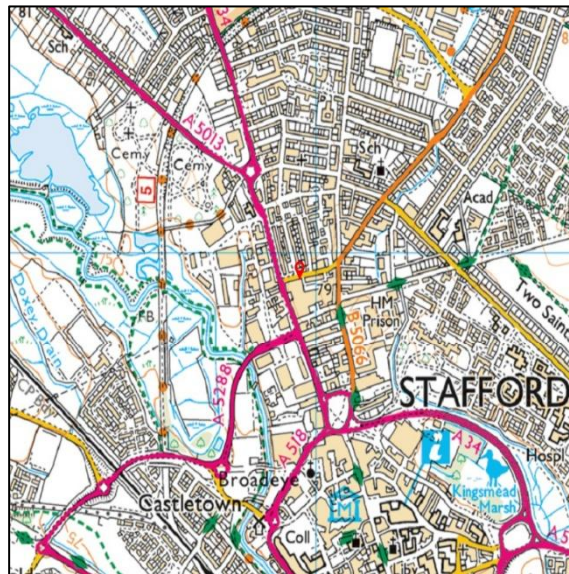
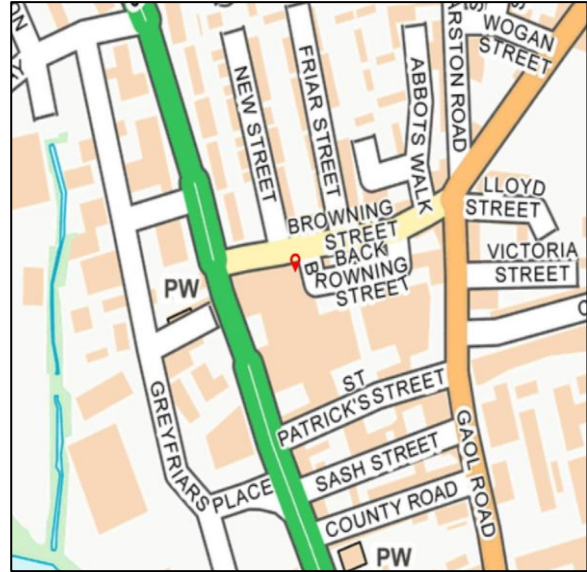
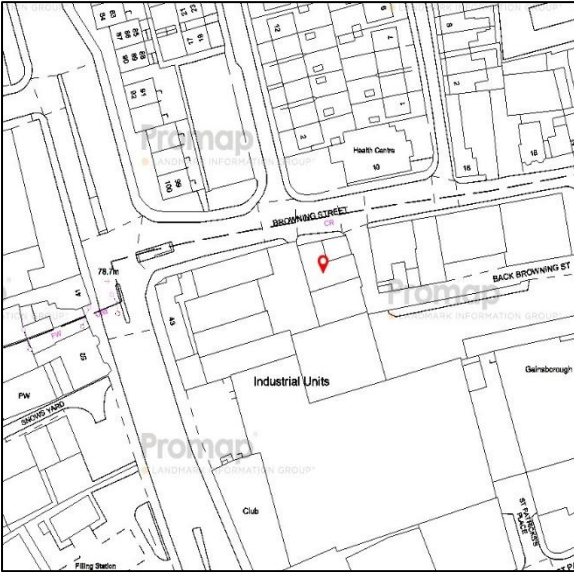
Main sales area	379 sq. ft.
Workshop	632 sq. ft.
WC	-
Office/storage	206 sq. ft.
Office/storage	145 sq. ft.
Total NIA	1,384 sq. ft.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



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OFFICE

37 Marsh Parade

Newcastle

Staffordshire

ST5 1BT

01782 715725

enquiries@rorymack.co.uk

www.rorymack.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements