

RORY MACK

ASSOCIATES

TO LET:

£12,000 PAX

Former Cellar Bar

42-44 Foregate Street,
Stafford, ST16 2PJ



- Prominently located with roadside frontage on Foregate Street (A34)
- Partly furnished with a bar, light fittings and sound proofed staging area
- Total NIA 1,680 sq. ft. with a capacity of up to 140 people
- EPC Category D (99)

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GENERAL DESCRIPTION

The Former Cellar Bar located at the landmark complex that is The Paul Reynolds Centre is being offered to the market. The private function room extends to 1,680 sq. ft. (NIA) and has a built in bar, sound proofed staging area and is partly furnished including nightclub light fittings. It benefits from A4 drinking establishment consent with function room and road side entrance. The Paul Reynolds Centre is located on Foregate Street with roadside frontage to the A34. The Former Cellar Bar forms part of a mixed use commercial multi tenanted site close to the town centre.

LOCATION

The Paul Reynolds Centre is situated in a prominent position on Foregate Street opposite Greyfriars Place and alongside Browning Street. Located on the periphery of Stafford Town Centre on the A34, it has good access from Junction 14 of the M6 motorway.

ACCOMMODATION

Basement function room	1,680 sq. ft.
Ladies WC	-
Gents WC	-
Total NIA	1,680 sq. ft.

VAT

The rent will be subject to VAT.

SERVICES

Mains electricity and water are connected and two air conditioning units. Please note that no services have been tested by the agent.

RATING

An enquiry of the Valuation Office confirms the following:

Rateable Value: £12,000 p.a. (22/23)

Rates Payable: £5,892 p.a.

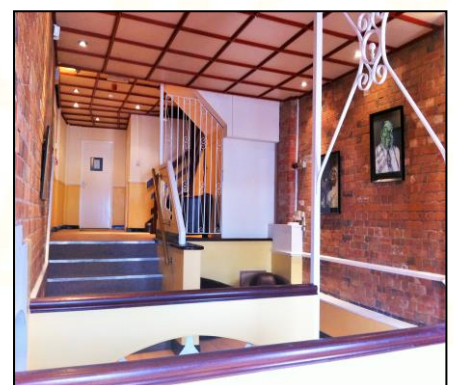
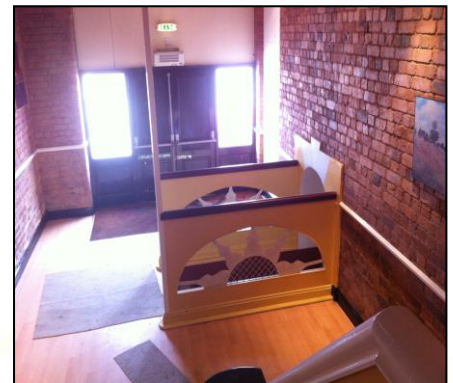
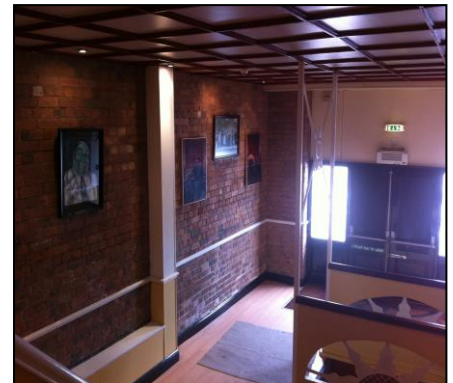
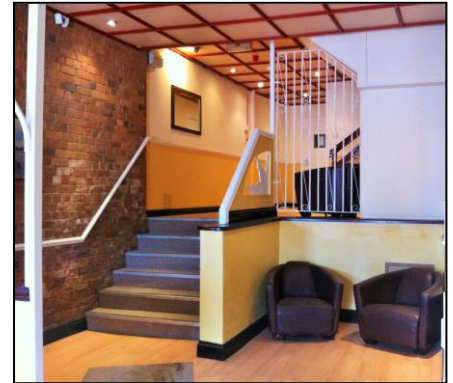
EPC

EPC Category D - 99

TENURE

The unit is available by way of a new lease for a term of years to be agreed with the tenant being responsible for all the internal repairs and maintenance and a contribution to the buildings insurance. The landlord will be responsible for external repairs and maintenance.

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Strictly by appointment through agents:

Rory Mack Associates

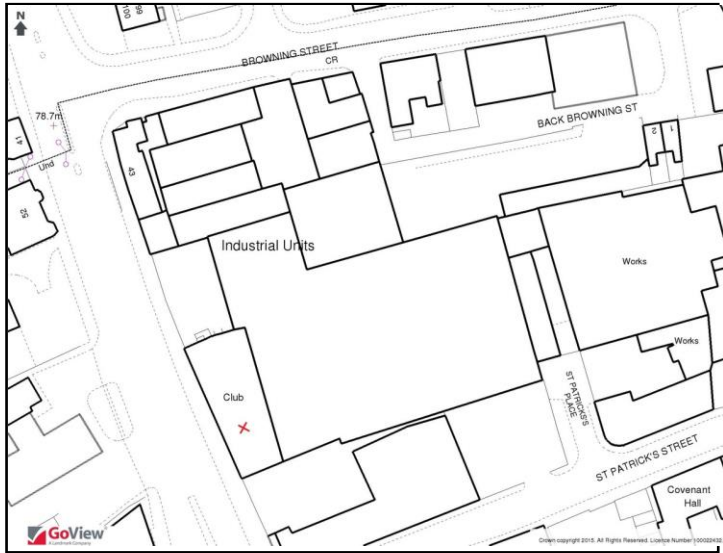
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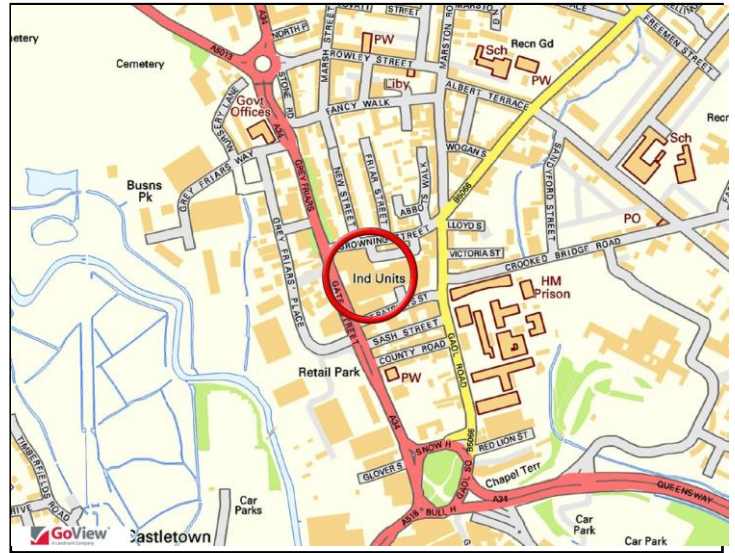
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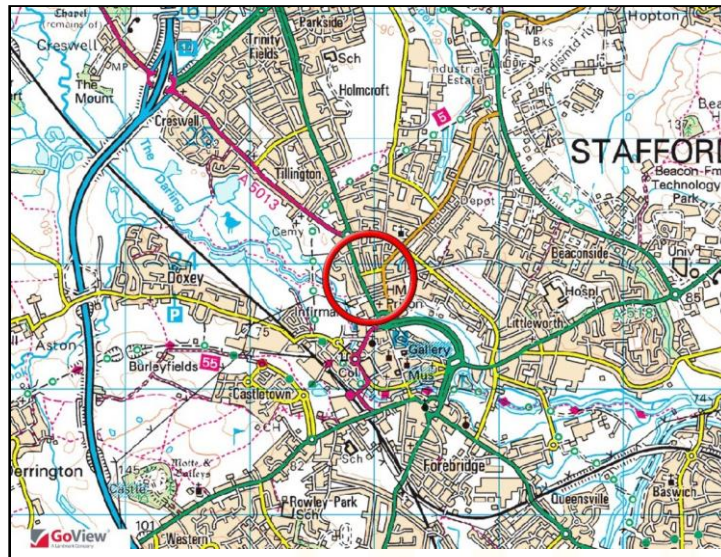
ORDNANCE MAP



STREET MAP



TOWN MAP



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