



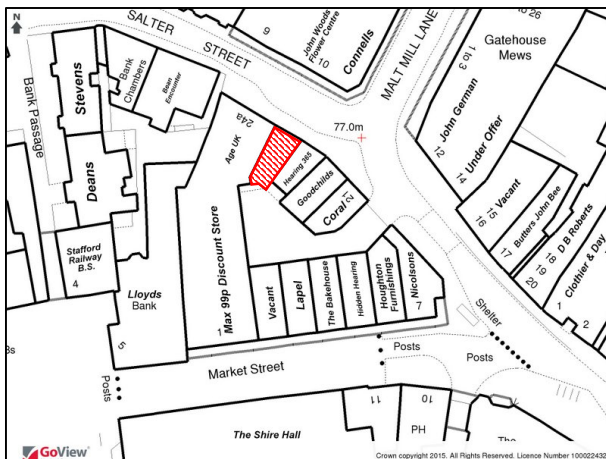
**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

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BY INSTRUCTIONS OF MAP PROPERTY INVESTMENTS LIMITED DUE TO TENANT RELOCATION

## Retail Unit To Let in Stafford Town Centre



- **No. 24 Salter Street, Stafford, Staffordshire, ST16 2JU**
- **445 sq.ft. (41.34 sq.m.)**
- **Additional first floor ancillary space of 630 sq.ft. (58.53 sq.m.)**
- **Available in January 2017**
- **Close to new retail development and car parking**
- **Suitable for a variety of trades**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

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## LOCATION

The property is situated in Stafford town centre on the east side of Salter Street between its junctions with Greengate Street and Market Street and close to branches of CORAL, AGE UK and CONNELLS. The premises are on the main pedestrian route from the substantial car parking element of a nearby new retail development to include branches of B & M and PETS AT HOME.

## DESCRIPTION

The property forms part of a two-storey development of retail units and is currently used as a barber shop due to relocate to another unit in the immediate vicinity and would be suitable for a wide variety of alternative retail purposes or for non-retail use subject to the availability of the appropriate planning consent.

The accommodation provides sales space on the ground floor together with ancillary storage and WC facilities at first floor level and offers an ideal opportunity for an ingoing tenant to acquire a town centre trading presence at a reasonable rental.

**ACCOMMODATION** (all dimensions and areas referred to in these particulars are approximate)

FLOOR	DESCRIPTION	IMPERIAL	METRIC
GROUND	Gross Frontage	17ft. 2ins.	5.23m.
	Net Frontage	16ft.8ins.	5.08m.
	Average Shop Width	14ft.9ins.	4.50m.
	Shop Depth	35ft.6ins.	10.82m.
	Retail Area	445 sq.ft.	41.34 sq.m.
FIRST	Storage	185 sq.ft.	17.19m.
	Male & Female WC facilities	-	-
<b>TOTAL NET FLOOR AREA</b>		<b>630 sq.ft.</b>	<b>58.53 sq.m.</b>

## SERVICES

Mains water, electricity and drainage are connected.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property is £11,000 with uniform business rates payable of £5,467 for the year ending March 2017. The draft Rating list to apply from March 2017 results in a reduction in the Rateable Value to £9,100 with no uniform business rates due to be payable for the year ending in March 2018 subject to certain criteria. These details have been based on the information provided by the Valuation Office's website and should be double-checked by any party intending to enter into any commitment that relies on their accuracy.

## EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 108 in Band E. A full certificate with recommendations will be provided on request.

## TERMS

The premises are available on a new internal repairing lease for a term to be agreed at a rental of **£9,950** per annum exclusive of rates and VAT with upward only reviews to be at five yearly intervals. The landlord will insure the building and then recharge the tenant the appropriate cost thereof. A recharged service charge provision also applies to cover the cost of external maintenance, repair and management.

## LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the preparation of the lease and the counterpart lease, together with any Stamp Duty and VAT due thereon.

## VIEWING

By arrangement with the Agents' Stafford Offices.

The premises are offered subject to contract and to being unlet.

## VACANT POSSESSION WILL BE GIVEN ON COMPLETION

**BP/3778**

10.11.2016