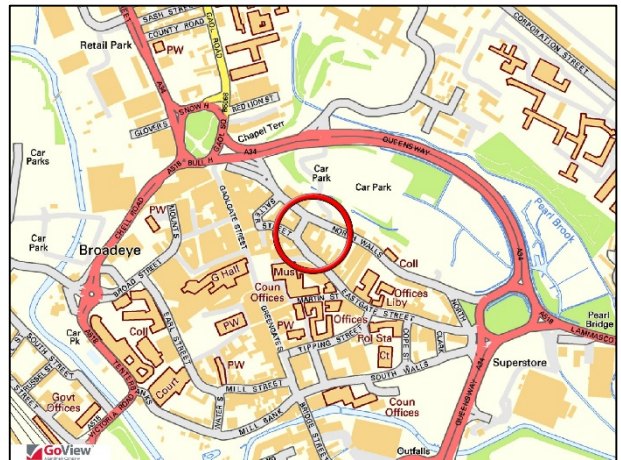




## Prominently Situated Retail Premises To Let in Stafford



- **No. 18 Salter Street, Stafford, Staffordshire, ST16 2JU**
- **Total net floor area - 965 sq.ft. (89.65 sq.m.)**
- **Town centre location close to major car park**
- **Morrisons' new store under construction nearby**
- **B & M Warehouse and Just for Pets to open in the vicinity**
- **Planning consents for fitness centre and hair and beauty salons**
- **Suitable for a variety of alternative retail purposes**

## LOCATION

The premises are prominently situated on the north side of Salter Street close to its junction with Maltmill Lane and in a highly popular secondary trading location just off the town's main shopping thoroughfare.

The nearby Kingsmead public car park is currently being redeveloped to provide a new Morrisons Supermarket together with B & M and Just for Pets outlets. The scheme will provide 460 vehicle spaces and a petrol filling station.

## DESCRIPTION

The accommodation forms part of a three-storey brick building with a roof in tile and provides a ground floor retail unit with a newly fitted shop front as part of an overall refurbishment and improvement scheme.

The premises have been used for retail purposes for a number of years but most recently as a ladies fitness centre and would be suitable for a wide variety of alternative retail or non-retail purposes subject to any planning consent considered appropriate by the relevant local authority. Permissions for a hair and beauty salon has recently been obtained.

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

	DESCRIPTION	NET FLOOR AREA (SQ.FT.)	NET FLOOR AREA (SQ.M.)
GROUND FLOOR	Retail area	965	89.65
	Store	-	-
	Male and Female WC facilities	-	-
<b>TOTAL NET FLOOR AREA</b>		<b>965</b>	<b>89.65</b>

## SERVICES

Mains water, electricity and drainage are connected.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The property will be re-assessed in due course.

## EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 94 within Band D. A full certificate with recommendations will be provided on request.

## TERMS

The premises are available on a new full repairing lease for a term to be agreed at a commencing rental of **£15,000** per annum exclusive of rates, and VAT if applicable, with upward only reviews to be at three yearly intervals. The landlord will insure the property and then recharge the tenant the apportioned cost thereof.

## 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 property is offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

**BP/3902**

13/07/15