



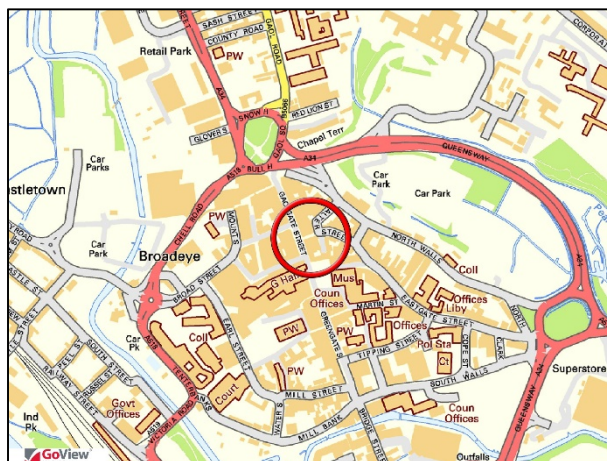
MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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www.millarsandy.com

BY INSTRUCTIONS OF GREATREX LIMITED

Retail Unit To Let in Stafford Town Centre



- **No. 1 Salter Street, Stafford, Staffordshire, ST16 2JU**
- **440 sq.ft. (40.88 sq.m.)**
- **Close to Costa Coffee, Vodafone, Yum Yum, Greggs & Game**
- **Just off prime trading location**
- **Immediately available**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

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LOCATION

The property occupies an off-prime trading position in Stafford town centre and lies on the north side of the pedestrianised Salter Street at its junction with Vine Street. Branches of COSTA COFFEE, VODAFONE, BOOTS OPTICIANS, 02, GREGGS and GAME are close by.

DESCRIPTION

The property forms part of a three-storey Grade II Listed building of brick and tile construction and provides a rectangular retail area on the ground floor only with some cellarage and with a timber and glazed shop front fitted.

Suitable for a variety of trades, the availability of the space offers an ideal opportunity for a tenant to acquire town centre representation at a highly economical rental.

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

	IMPERIAL	METRIC
Gross Frontage	30ft.6ins.	9.30m.
Net Frontage	27ft.6ins.	8.38m.
Shop Depth	14ft.8ins.	4.47m.
Ground Floor Sales Area	390 sq.ft.	36.23 sq.m.
Ground Floor WC facility	-	-
Ground Floor - ancillary	50 sq.ft.	4.65 sq.m.
Basement - Cellarage	-	-
TOTAL NET FLOOR AREA	440 sq.ft.	40.88 sq.m.

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 £12,750 with uniform business rates payable of £6,120 subject to certain criteria for the year ending March 2018. Please note that transitional relief provisions may apply in this case and that the rates payable figure may be higher or lower as a consequence. 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. The rating assessment is currently subject to appeal.

EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 70 within Band C. 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 rental of **£9,950** per annum exclusive of rates and VAT with upward only rent reviews to be at five yearly intervals. The landlord will insure the property and then recharge the tenant the 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 premises are offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/3950

12/06/18