

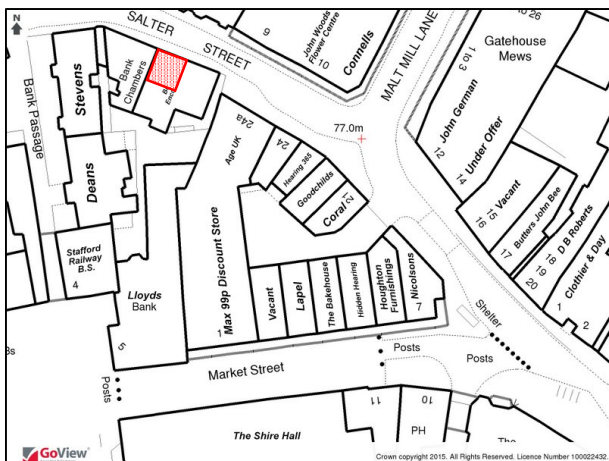


**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

[www.millarsandy.com](http://www.millarsandy.com)

## Retail Premises To Let in Stafford Town Centre



- **Retail Unit at The Bank House, Salter Street, Stafford, Staffordshire, ST16 2JU**
- **300 sq.ft. (27.87 sq.m.)**
- **Currently part of a well-established café bar/restaurant**
- **Attractive building**
- **Busy secondary location**
- **Would suit artisan and small scale retail operations**
- **Low cost inclusive rental opportunity**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

TEL: 01785 244400 FAX: 01785 244901

[mailbox@millarsandy.com](mailto:mailbox@millarsandy.com) [www.millarsandy.com](http://www.millarsandy.com)

## LOCATION

The property is situated in Stafford town centre directly opposite The Vine Hotel and on the south side of Salter Street between its junctions with Bank Passage, Maltmill Lane and Market Street. Salter Street, which is just off the town's main retailing thoroughfare, is an attractive shopping destination with a wide variety of specialist retailers represented in the immediate vicinity. The redeveloped Kingsmead car park where Aldi and B&M are represented is nearby.

## DESCRIPTION

The premises comprise part of the ground floor of an attractive two-storey brick and tile building with self-contained residential apartments on the upper floor. Built in 1862 to accommodate the Staffordshire Savings Bank, sold to Thomas Salt in 1866, then a school and thereafter a doctor's surgery, the property was refurbished and converted in 1998, winning a Conservation Award in 2000, and now provides a coffee bar/restaurant with approximately sixty covers.

The unit now available for separate letting comprises an area previously used for dining but is now surplus to operational requirements and is likely to be particularly appealing to artisan and small scale traders looking to establish a retail operation in an attractive setting with an ongoing complementary adjoining use.

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

| FLOOR  | DESCRIPTION   | NET FLOOR AREA (SQ.FT.) | NET FLOOR AREA (SQ.M.) |
|--------|---|-------------------------|------------------------|
| GROUND | Retail area<br>Shared male and female W.C. facilities | 300<br>-                | 27.87<br>-             |
|        | <b>TOTAL NET FLOOR AREA</b>                           | <b>300</b>              | <b>27.87</b>           |

## SERVICES

All mains services are connected. Electric heating and burglar alarm systems are fitted.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rental of the shop includes the cost of business rates.

## EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 142 in Band F. A full certificate with recommendations will be provided on request. The EPC is currently being re-assessed.

## TERMS

The premises are available on an internal repairing lease basis for a term to be agreed at a rental of £7,500 per annum. VAT is not applicable in this instance.

## 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/4001** (Retail)  
Rev'd. 02.05.2018