

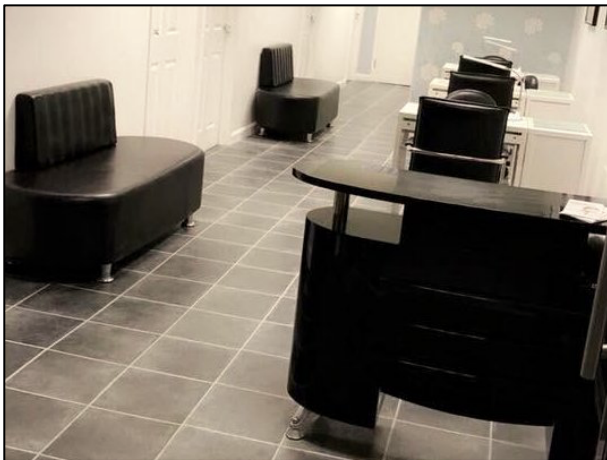


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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www.millarsandy.com

**Retail/Salon Premises
To Let
in
Stafford Town Centre**



- **1 Gatehouse Mews, Maltmill Lane, Stafford, Staffordshire, ST16 2JT**
- **800 sq.ft. (74.32 sq.m.)**
- **Currently used as a nail and beauty salon**
- **High-quality fit-out**
- **Suitable for a variety of retail or non-retail uses**
- **Colonnaded frontage**
- **Close to large free car park (two hours limited stay)**
- **New Aldi and B & M stores nearby**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

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LOCATION

The property is situated in a secondary trading position in Stafford town centre on the east side of Maltmill Lane between its junctions with Salter Street and North Walls. The Kingsmead Retail Park is close by with a new Aldi supermarket and B&M discount store represented, a McDonalds restaurant to be constructed and the benefit of free car parking limited to two hours.

DESCRIPTION

The premises form part of a three-storey development of retail units with apartments above and provide a sales area on the ground floor with an aluminium framed display window fronting a covered walkway.

The unit is currently used as a nail and beauty salon and has been fitted out to a high standard with tiled flooring, suspended ceiling with recessed lighting, partitioned treatment rooms and a kitchen but would be suitable for a wide variety of trades and possibly for another non-retail use subject to any planning consent considered appropriate by the relevant local authority.

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 partitioned to provide four treatment rooms, store and kitchen WC facility	800 -	74.32 -
	TOTAL NET FLOOR AREA	800	74.32
EXTERNAL rear servicing from North Walls via a covered loading bay with shutter door access.			

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 has been assessed at £10,250 with no uniform business rates payable for the year ending March 2019 subject to certain qualifying 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 60 within Band C. 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 commencing rental of **£12,000** per annum, exclusive of uniform business rates, with upward only reviews to be at three yearly intervals. The landlord will maintain the exterior and insure the building and then recharge the tenant the apportioned cost thereof. A service charge to cover the cost of the cleaning and lighting of the common areas will apply. VAT will be applicable on the rental and service charge figures.

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/4111

11.03.2019