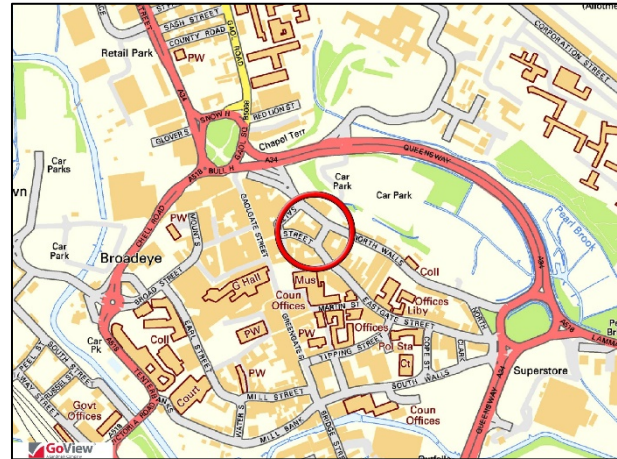
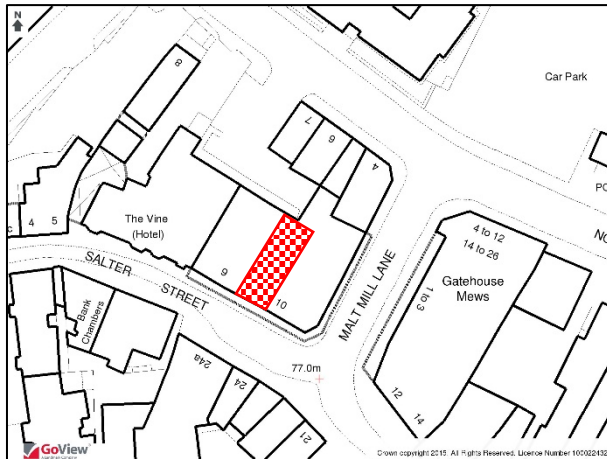




BY INSTRUCTIONS OF RPS PROPERTY MANAGEMENT LIMITED

## Retail Premises To Let in Stafford Town Centre



- **No. 3a Salter Street, Stafford, Staffordshire, ST16 2JU**
- **1,050 sq.ft. (97.54 sq.m.)**
- **Suitable for a variety of retail or non-retail uses**
- **Close to large free car park (two hours limited stay)**
- **Aldi and B & M stores nearby**
- **Ready for early occupation**
- **Rates free from April 2021 subject to tenant qualification**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

TEL: 01785 244400 FAX: 01785 244901

mailbox@millarsandy.com www.millarsandy.com

## LOCATION

The property is situated in a secondary trading position in Stafford town centre on the North side of Salter Street between its junctions with Vine Street and Malt Mill Lane. The Central Retail Park is close by with an Aldi supermarket, B&M discount store and a McDonalds drive-thru restaurant represented and the benefit of free car parking limited to two hours. Salter Street is dominated by a mixture of niche retailers with estate agents, hair salons, barbers, beauty salons, a convenience store, cafés and bars represented. The Vine Hotel is close by.

## DESCRIPTION

The premises form part of a two-storey brick and tile development of shops with apartments above and provide a sales area on the ground floor with a timber and glazed shop front fitted.

The unit has most recently been used as a florist but 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.

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

FLOOR	DESCRIPTION	(SQ.FT.)	(SQ.M.)
Ground	Sales area	915	85.00
Mezzanine	Staff area and WC facility	135	12.54
<b>TOTAL NET FLOOR AREA</b>		<b>1,050</b>	<b>97.54</b>
EXTERNAL rear corridor leading to shared loading area with access from North Walls.			

## 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 £10,500 with no uniform business rates payable for the year ending March 2021 subject to certain tenant qualifying criteria. 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.

## EPC

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

## TERMS

The premises are available on new full repairing lease for a term to be agreed at a rental of **£11,950** per annum with upward only rent reviews to be at three yearly intervals. The landlord will insure the unit and then recharge the tenant the appropriate apportioned cost thereof. A service charge will also apply. VAT is applicable on the rental and service charge.

## 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. Please note that the photos incorporated in these particulars show the property as it was when the previous tenant was trading in February 2021.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

**BP/4179**

02.06.2021