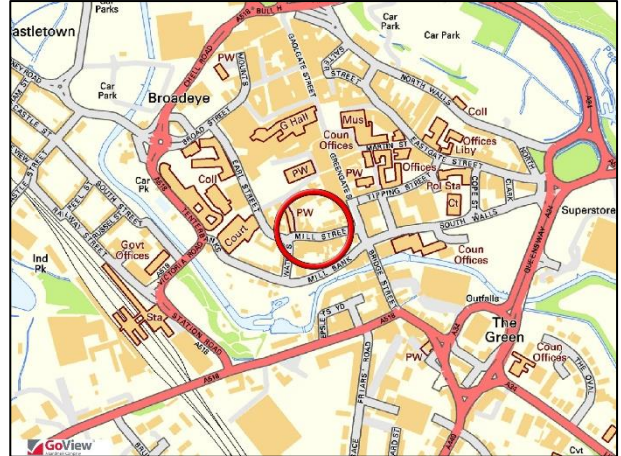




Restaurant Premises To Let in Stafford Town Centre



- **The Bank House, Salter Street, Stafford, Staffordshire, ST16 2JU**
- **910 sq.ft. (84.53 sq.m.)**
- **Currently used as a café bar/restaurant**
- **Approximately 60 covers**
- **Close to Gatehouse Theatre**
- **Offered fully fitted**
- **Attractive secondary location**

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 nearby Kingsmead car park providing approximately 500 spaces is due to re-open later in the year.

DESCRIPTION

The premises comprise 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 fully fitted licensed coffee bar/restaurant with approximately sixty covers.

The premises are offered as a fully fitted fully licensed entity with the present fixtures and fittings to be purchased separately, and the availability of the property offers an ideal opportunity for a new operator to acquire a well-established enterprise without any substantial capital input required.

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 FLOOR	Bar and Dining Area No. 1	425	39.48
	Dining Area No. 2	300	27.87
	Office	40	3.72
	Kitchen	125	11.61
	Store	20	1.85
	Male and female W.C. facilities	-	-
CELLAR	Storage	-	-
	TOTAL NET FLOOR AREA	910	84.53
EXTERNAL yard area with separate side pedestrian access.			

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 rateable value has been listed at £14,000 from March 2017 with uniform business rates of £4,146 payable for the year ending in March 2018 after small Business Rates Relief (subject to 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 142 in Band F. 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 **£25,000** per annum exclusive of rates, and VAT if applicable, with upward only reviews to be at three yearly intervals. The landlord insures the property and then recharges the tenant the cost thereof.

FITTINGS

A schedule of the fixtures and fittings that can be purchased pursuant to the letting is available on request.

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

05/03/19