



COMMERCIAL INDUSTRIAL PROPERTY CONSULTANTS

RETAIL PREMISES
TO LET
IN
STAFFORD
TOWN CENTRE



*** NET RETAIL AREA - 445 SQ.FT. (41.34 SQ.M.) ***
*** TOTAL NET FLOOR AREA - 630 SQ.FT. (58.53 SQ.M.) ***
*** IMMEDIATE AVAILABILITY * SUITABLE FOR A VARIETY OF TRADES ***

ADDRESS NO. 23 SALTER STREET, STAFFORD, STAFFORDSHIRE, ST16 2JU.

LOCATION The property is situated in Stafford town centre on the east side of Salter Street, between its junctions with Greengate Street and Market Street and close to branches of **CORAL**, **AGE UK** and **HALPIN MENSWEAR**.

The premises are on the main pedestrian route from the Kingsmead short and long-stay car parks which are due to be developed to provide a new Morrisons store with associated retail space and an increase in the parking provision in this part of the town.

DESCRIPTION The property forms part of a two-storey development of retail units and has until recently been used as a dry cleaners but would be suitable for a wide variety of alternative retail purposes.

The accommodation provides sales space on the ground floor together with a storage area and W.C. facilities at first floor level.

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

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

FLOOR	DESCRIPTION	NET FLOOR AREA	NET FLOOR AREA
GROUND	Gross Frontage	17ft.2ins.	5.23m.
	Net Frontage	16ft.8ins.	5.08m.
	Average Shop Width	14ft.9ins.	4.50m.
	Shop Depth	35ft.6ins.	10.82m.
	Net Retail Area	445 sq.ft.	41.34 sq.m.
FIRST	Storage Male and female W.C. facilities	185 sq.ft. -	17.19m. -
	TOTAL NET FLOOR AREA	630 SQ.FT.	58.53 SQ.M.
EXTERNAL shared service yard at rear with vehicular access from Salter Street.			

SERVICES All mains services are connected.

ASSESSMENTS Local Authority - Stafford Borough Council

The rateable value of the property is £11,000 with Uniform Business Rates payable of £5,181 for the year ending March 2014.

EPC The Energy Performance Certificate issued for this property indicates an Asset Rating of 84 in Band D. 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 rental of **£8,950** per annum exclusive of rates and VAT with upward only reviews to be at five yearly intervals. The landlord insures the property and then recharges the tenant the cost thereof. A recharged service charge provision also applies to cover the cost of external maintenance, repair and management.

LEGAL COSTS Both parties are to be responsible for their own legal costs incurred in the preparation of the lease and 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/3770
13/08/13