

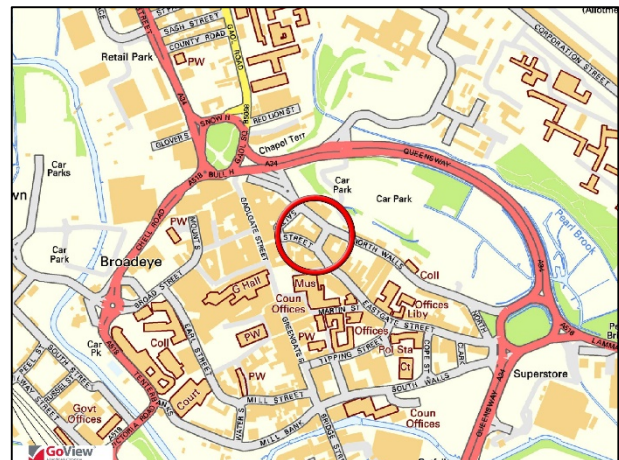
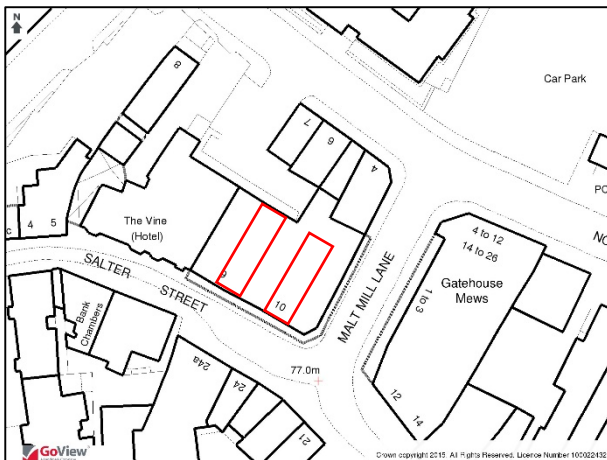


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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www.millarsandy.com

Retail Premises To Let in Stafford Town Centre



- **Nos. 2 & 3B Salter Street, Stafford, Staffordshire, ST16 2JU**
- No. 2 - 760 sq.ft. (70.61 sq.m.)
- No. 3B - 655 sq.ft. (60.85 sq.m.)
- Suitable for a variety of retail or non-retail uses
- Close to large public car park
- Close to new Morrisons supermarket currently under construction
- Close to B & M and Pets at Home outlets

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

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LOCATION

The property is situated in a secondary trading position on the north side of Salter Street, between its junctions with Vine Street and Malt Mill Lane and close to branches of CORAL RACING, HALPIN MENSWEAR, JOHN WOODS FLOWER CENTRE, NICOLSONS ESTATE AGENTS, CONNELLS and JOHN GERMAN. The Kingsmead car park providing 300 spaces is directly behind the property and is currently being redeveloped to provide a new MORRISONS supermarket with two adjacent retail units that have been let to B & M and PETS AT HOME but with the public parking facility to remain.

DESCRIPTION

The premises, which are available as two separate units, form part of a two-storey brick and tile development of shops with a scheme of apartments to be developed above and provide sales areas on the ground floor with timber and glazed shop fronts fitted.

No. 2 has most recently been used for the sale of cookware whilst No. 3B has been used for the retailing of knitting items but both 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)

NO.	DESCRIPTION	NET FLOOR AREA (SQ.FT.)	NET FLOOR AREA (SQ.M.)
2	Sales area WC facility	760 -	70.61 -
3B	Sales area WC facility	655 -	60.85 -

SERVICES

All mains services are available.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of No. 2 is £13,250 with uniform business rates payable of £6,532.25 for the year ending March 2016. The rateable value of No. 3b is £11,500 with uniform business rates payable of £5,669.50 per annum.

EPC

The Energy Performance Certificate issued for No. 2 indicates an Asset Rating of 75 within Band G and that for No. 3B an Asset Rating of 70 within Band C. Full certificates with recommendations will be provided on request.

TERMS

The premises are available on new full repairing leases for terms to be agreed with upward only rent reviews to be at three yearly intervals. The landlord will insure the units and then recharge the tenants the appropriate apportioned cost thereof. A service charge plus VAT will also apply.

RENTALS

No. 2 - £10,750 per annum

No. 3B - £9,500 per annum

These figures are exclusive of rates and VAT, which is applicable in this instance.

LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the preparation of the leases and the counterpart leases, 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/3911/3912

12/08/15