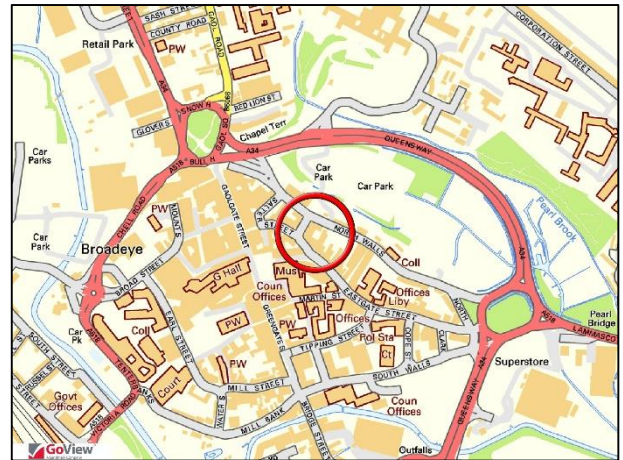




DUE TO RELOCATION

**Prominently Situated
Retail Premises
To Let
in Stafford Town Centre**



- **No. 14 Salter Street, Stafford, Staffordshire, ST16 2JU**
- **Total net floor area - 895 sq.ft. (83.15 sq.m.)**
- **Parking can be made available**
- **Town centre location close to major car park**
- **Morrisons' new store under construction nearby**
- **B & M Warehouse and Just for Pets to open in the vicinity**
- **Planning consent for A2 (Professional & Financial Services)**
- **Suitable for a variety of alternative retail purposes**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

TEL: 01785 244400 FAX: 01785 244901

mailbox@millarsandy.com www.millarsandy.com

LOCATION

The premises are prominently situated on the north side of Salter Street close to its junction with Maltmill Lane and in a highly popular trading position just off the town's main shopping thoroughfare.

The nearby Kingsmead public car park is currently being redeveloped to provide a new Morrisons Supermarket together with B & M and Just for Pets outlets. The scheme will also provide 460 vehicle spaces and a petrol filling station.

DESCRIPTION

The premises form part of a three-storey development with retail units at ground floor level and with the upper floors accommodating separately accessed residential apartments.

The unit, which has a double-fronted glazed and aluminium framed shopfront fitted, has been used for estate agency purposes for a number of years and 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)

	DESCRIPTION	NET FLOOR AREA (SQ.FT.)	NET FLOOR AREA (SQ.M.)
GROUND FLOOR	Retail area	790	73.39
	Kitchen	50	4.65
	Store	55	5.11
	WC	-	-
TOTAL NET FLOOR AREA		895	83.15
OUTSIDE 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 is £15,250 with uniform business rates payable of £7,518.25 for the year ending March 2016.

EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 62 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 **£15,000** per annum, exclusive of rates and VAT, with upward only reviews to be at three yearly intervals. The landlord will maintain the exterior of the property and insure the building and then recharge the apportioned cost thereof to the tenant. A service charge to cover the cost of the cleaning and lighting of the common areas will apply.

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 property is offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/3928

10/12/15

Rev'd. 15/03/16