



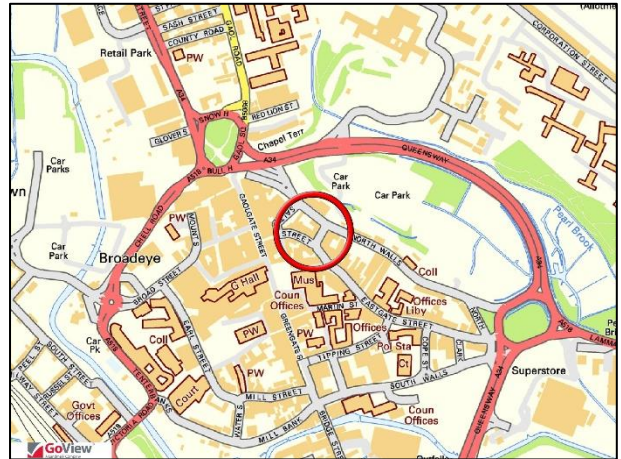
MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

BY INSTRUCTIONS OF RPS PROPERTY MANAGEMENT LIMITED

Retail Premises To Let in Stafford Town Centre



- **Shop No. 1, Nos. 9-10 Salter Street, Stafford, Staffordshire, ST16 2JU**
- **770 sq.ft. (71.53 sq.m.)**
- **Suitable for a variety of retail or non-retail uses**
- **Close to large free car park (two hours limited stay)**
- **New Aldi and B & M stores nearby**
- **Rates free from April 2018 subject to criteria**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

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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 Kingsmead Retail Park is close by with a new Aldi supermarket and B&M discount store represented, a McDonalds restaurant to be constructed and the benefit of free car parking limited to two hours.

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 and an electrically-operated security shutter fitted.

The unit has most recently been used for the sale of menswear, and is currently fitted out for that use, 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	NET FLOOR AREA (SQ.FT.)	NET FLOOR AREA (SQ.M.)
Ground	Sales area with partitioned stockroom and office WC facility	770 -	71.53 -
TOTAL NET FLOOR AREA		770	71.53
EXTERNAL rear corridor leading to shared loading area with access from North Walls.			

SERVICES

Mains water, electricity and drainage are connected. Air-conditioning is fitted to part.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property has been assessed at £9,300 with no uniform business rates payable for the year ending March 2019 subject to certain 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 95 within Band D. 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 £9,950 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.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/4084

31/07/18

Revd. 14.09.18