



COMMERCIAL INDUSTRIAL PROPERTY CONSULTANTS

**LARGE
RETAIL UNIT
TO LET
IN
STAFFORD
TOWN CENTRE**



*** NET RETAIL AREA - 4,785 SQ.FT. (444.54 SQ.M.) ***
*** TOTAL NET FLOOR AREA - 9,445 SQ.FT. (877.46 SQ.M.) ***
*** IMMEDIATE AVAILABILITY ***
*** SUITABLE FOR A VARIETY OF TRADES ***

ADDRESS NOS. 1 MARKET STREET & 24A SALTER STREET, STAFFORD, STAFFORDSHIRE, ST16 2JZ.

LOCATION The premises are situated in Stafford Town Centre on the north side of Market Street, between its junctions with Market Square and Salter Street/Eastgate Street and close to branches of HIDDEN HEARING, LLOYDS BANK, AGE CONCERN, CORAL and BOOTS.

DESCRIPTION The premises form part of a three-storey development of shops and have latterly been used for the sale of fashionwear, having previously been let to Ethel Austin, but would be suitable for a wide variety of alternative retail purposes.

The accommodation provides an extensive sales area on the ground floor together with stockroom and ancillary space at first floor level and, on the second floor, further storage, staff and male and female WC facilities. The premises are formed from two parts, the main retail unit having frontage to Market Street with the rear unit fronting Salter Street, and are offered either as a single large retail unit or as two smaller areas available separately.

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

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

| | DESCRIPTION | IMPERIAL | METRIC |
|------------------------------|--|---------------------|---------------------|
| NO. 1 MARKET STREET | | | |
| GROUND FLOOR | Frontage | 43ft.6ins. | 13.28m. |
| | Max Width | 41ft. | 12.50m. |
| | Depth | 83ft.9ins. | 25.57m. |
| | NET RETAIL AREA | 3,430 sq.ft. | 318.66 sq.m. |
| FIRST FLOOR | Storage | 3,690 sq.ft. | 342.81 sq.m. |
| SECOND FLOOR | Storage/Staff WC facilities | 625 sq.ft. - | 58.06 sq.m. - |
| No. 24A SALTER STREET | | | |
| GROUND FLOOR | Frontage | 34ft.6ins. | 10.54m. |
| | Average Internal Width | 33ft.6ins. | 10.24m. |
| | Average Depth | 55ft. | 16.76m. |
| | NET RETAIL AREA | 1,355 sq.ft. | 125.88 m. |
| FIRST FLOOR | Storage Staff/ WC facilities | 345 sq.ft. - | 32.05 sq.m. - |
| TOTAL NET FLOOR AREA | | 9,445 SQ.FT. | 877.46 SQ.M. |
| OUTSIDE | Service yard at rear with vehicular access from Salter Street. | | |

SERVICES Mains water, electricity and drainage are connected.

ASSESSMENTS Local Authority - Stafford Borough Council

No. 1 Market Street

Rateable Value : £60,500

Uniform Business Rates payable per annum (2011/12) : £26,196.50

No. 24a Salter Street

Rateable Value : £19,250

Uniform Business Rates payable per annum (2011/12) : £8,335.25

TERMS The premises are available on a new full repairing lease for a minimum term of ten years at a commencing rental of **£68,000** per annum exclusive of rates and VAT, to be subject to an upward only review at the end of the fifth year. A service charge is payable in addition to the rent.

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 Millar Sandy's Stafford Office or through the Joint Agents, Jackson Criss, 33 Great Portland Street, London, W1N 8QG. Tel: 0207 637 7100. Fax: 0201 637 7101.

The premises are offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

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