



MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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



- **Unit No. 2, North Walls, Stafford, Staffordshire, ST16 3AD**
- **465 sq.ft. (43.19 sq.m.)**
- **Currently used as a hairdressing salon**
- **High-quality fit-out**
- **Suitable for a variety of alternative retail or non-retail uses**
- **Close to large free car park (two hours limited stay)**
- **Aldi and B & M stores opposite**
- **Business rates free subject to tenant qualification**

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 west side of North Walls at its junction with Maltmill Lane. The Kingsmead Retail Park is directly opposite with a McDonalds drive-thru and restaurant, an Aldi supermarket, a B&M discount store and a Just for Pets outlet represented along with the benefit of free car parking limited to two hours.

DESCRIPTION

The premises form part of a three-storey development of retail units with apartments above and provide space on the ground and first floors with aluminium framed feature display window frontage providing generous natural lighting.

The property is only now being made available due to personal health circumstances and has been used as a hairdressing salon for the past fifteen years. It has been fitted out to a high standard with a refreshment point on the first floor but would be suitable for a wide variety of alternative trading and possibly for a non-retail use 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	SQ.FT.	SQ.M.
GROUND	Retail/salon area	275	25.54
	WC facility	-	-
FIRST FLOOR	Retail/salon area including refreshment point	190	17.65
	TOTAL NET FLOOR AREA	465	43.19

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 has been assessed at £5,300 with no uniform business rates payable for the year ending March 2025 subject to certain qualifying criteria. 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 for this property is currently being prepared. A full certificate with recommendations will be provided when available.

TERMS

The premises are available on a new internal repairing lease for a term to be agreed at a commencing rental of **£8,500** per annum, exclusive of business rates, with upward only rent reviews to be at three yearly intervals. The landlord will maintain the exterior and insure the building and then recharge the tenant the apportioned cost thereof. VAT is applicable in this case.

FIXTURES, FITTINGS AND EQUIPMENT

The fixtures, fittings and equipment are available for separate purchase in the event of any party being interested in continuing the salon use.

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/5550

28/08/2024