

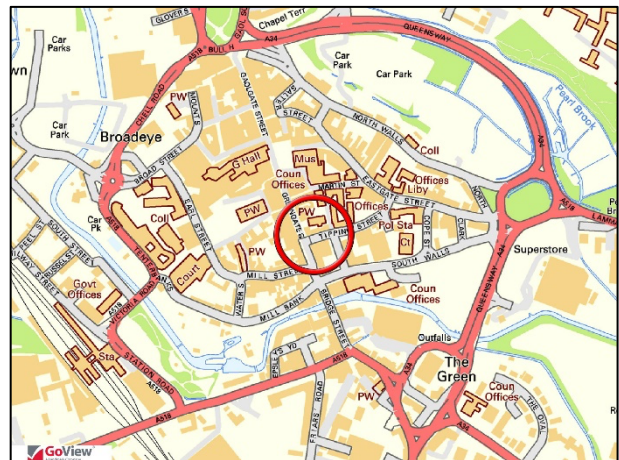
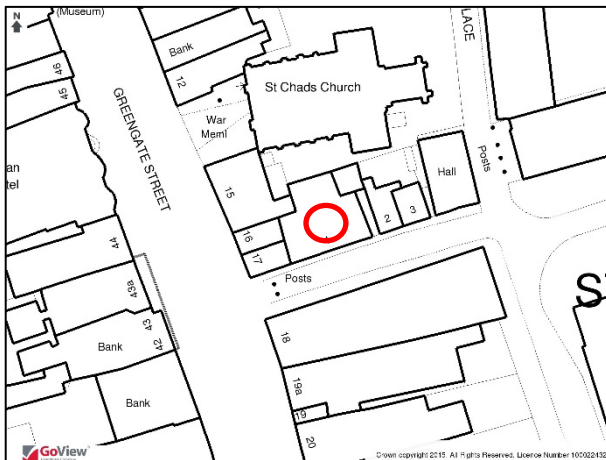


**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

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www.millarsandy.com

## Salon/Retail Premises To Let in Stafford Town Centre



- **No. 2 Tipping Street, Stafford, Staffordshire, ST16 2LL**
- **870 sq.ft. (80.82 sq.m.)**
- **Historically used as a hairdressing salon**
- **Fitted out for salon purposes**
- **Suitable for a variety of alternative retail or non-retail uses**
- **Town centre location**
- **Branches of CeX, Superdrug, Ladbrokes, Nationwide, Coffee No. 1 and NatWest nearby**
- **Business rates free subject to tenant qualification**

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## LOCATION

The property is situated in Stafford town centre on the north side of the pedestrianised Tipping Street close to its junction with Greengate Street and close to branches of a number of national retailers. Those include COUNTRYWIDE SURVEYORS, SUPERDRUG, LADBROKES, COFFEE NO. 1 and CeX. The NATIONWIDE, NATWEST and CO-OPERATIVE BANKS are also in the immediate vicinity.

## DESCRIPTION

The premises form part of the Oddfellows Hall building which was constructed in 1892 and comprises a substantial three-storey Victorian building of traditional brick and tile construction with attractive arched features in the elevations fronting both Greengate Street and Tipping Street.

The available space provides a ground floor retail unit fronting Tipping Street and has been used as a hairdressing salon for a considerable number of years. It has been fitted out for that purpose but would be suitable for a wide variety of alternative trading or 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 (front)	390	36.23
	Retail/Salon area (rear)	345	32.05
	Ancillary (rear)	135	12.54
	WC facility	-	-
<b>TOTAL NET FLOOR AREA</b>		<b>870</b>	<b>80.82</b>

## 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 £6,800 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 issued for the property indicates an Asset Rating of 79 within Band D. 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 **£7,950** 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 recharge the tenant the apportioned cost thereof. VAT is not applicable in this instance.

## 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/5551**

10.01.2025