butters john bee bjb
commercial



22 Salter Street, Stafford, ST16 2JU

RICS Regulated by RICS

821.00 sq ft

£9,500 Per Annum

Town Centre retail premises on Salter Street with a combined ground floor area of 576 Sq ft and a further 245 Sq ft of storage and kitchen space on the first floor, the property is highly prominent and conveniently located being close to B&M, Aldi and Costa. Free (2hr) parking just 200m away.







Description
22 Salter Street forms part of a larger development of shops, featuring a ground floor sales area with first floor office/stores, kitchen and WC

Location
The property is situated on Salter Street, one of the main pedestrian routes from Kingsmead Retail Park into Stafford Town Centre. Free short stay parking is available close by.

Accommodation
GROUND FLOOR:
Sales: 393 Sq ft (36.51 Sq m)
Rear Office Stores: 183 Sq ft (17.00 Sq m)

FIRST FLOOR
Ancillary/Stores: 211 Sq ft (19.60 Sq m)
Kitchen: 34 Sq ft (3.16 Sq m)
WC
TOTAL NIA: 821.00 Sq ft (76.27 Sq m)

Planning
E/A1 Retail Use

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Rating
The VOA website advises the rateable value from the 1st April 2026 is £10,000. The standard non-domestic business rates multiplier is 48.0 p. The small business multiplier is 43.2 p up to a rateable value of £50,999. Small Business may benefit for up to 100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

Services
Mains water, Gas, electricity and drainage are present, subject to any reconnection which may be necessary.

Tenure
Available by way of a new lease for a preferred term of 3 years or more by way of a stepped rent of:

Yr1: £9,000
Yr2: £9,500
Yr3: £10,000

Legal Costs
No legal costs if the ingoing Tenant is happy to review and agree to the Landlords in house lease. Where solicitors are instructed the ingoing Tenant will be required to pay for the Landlords legal costs.

Credit Check
Applicable to New Businesses, individuals and organisations with a trading history of 3 years or less.

On agreed terms the ingoing tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

Viewing
Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Suite 1, Albion House Forge Lane, Festival Park, Stoke-on-Trent, Staffordshire, ST1 5RQ
Tel: 01782 212201 Email: commercial@bjbmail.com www.buttersjohnbee.com