



22 Salter Street, Stafford, ST16 2JU



821.00 sq ft

£9,000 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

