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THE COMMERCIAL PROPERTY SPECIALISTS

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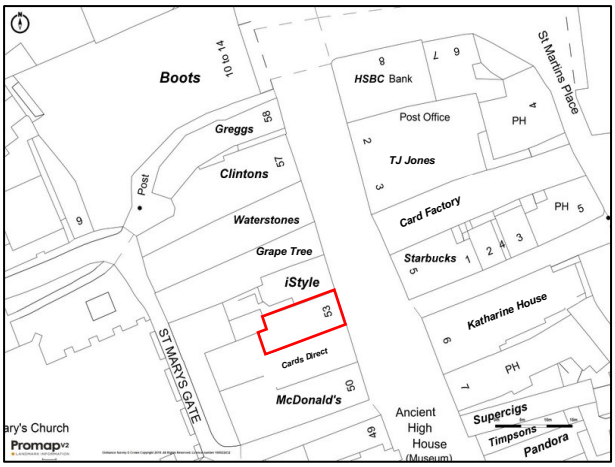
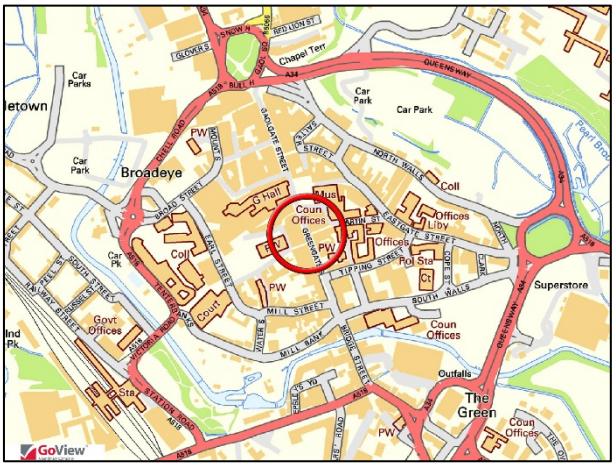
BY INSTRUCTIONS OF BDS PROPERTIES (UK) LIMITED

Prominently Situated Retail Investment For Sale In Stafford Town Centre





- **No. 53 Greengate Street, Stafford, Staffordshire, ST16 2JE**

- **1,600 sq.ft. (148.64 sq.m.)**
- **Prime location**
- **Starbucks and Card Factory opposite**
- **TUI, McDonalds, Co-op Travel, TJ Jones and Savers close by**
- **Waterstones, Pandora, Grape Tree and Clintons Cards also in the vicinity**
- **Currently producing a rental income of £18,000 per annum rising to £19,000 from November 2026**

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LOCATION
The property is prominently situated in Stafford town centre on the west side of the pedestrianised Greengate Street between its junctions with Market Square and St Mary's Passage and immediately. Branches of MCDONALD'S, SAVERS, STARBUCKS, CLINTONS, TIMPSON, T J JONES and WATERSTONES are in the immediate vicinity.

DESCRIPTION
The property comprises a terraced retail unit of three-storey brick and tile construction with a timber framed shop front and provides a sales area on the ground floor together with ancillary accommodation at first and second floor levels.

The premises are currently tenanted and used as a travel agents with the availability of the freehold interest providing a purchaser with an ideal opportunity to acquire a prominent high street income producing investment located on a part of the town's main trading thoroughfare

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

	IMPERIAL	METRIC
Gross Frontage	20ft.	6.10m.
Net Frontage	19ft.3ins.	5.87m.
Maximum Width	19ft.3ins.	5.87m.
Shop Depth	40ft.10ins.	12.45m.
NET SALES AREA	**555 SQ.FT.**	**51.56 SQ.M.**
First Floor - Storage and staff	455 sq.ft.	42.27sq.m.
Second Floor - Storage	590 sq.ft.	54.81sq.m.
TOTAL NET FLOOR AREA	**1,600 SQ.FT.**	**148.64 SQ.M.**

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 £17,500 effective from the 1st April 2025. 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 any commitment that relies on their accuracy.

EPC
The Energy Performance Certificate issued for this property indicates an Energy Rating of 75 within Band C. A full certificate with recommendations will be provided on request.

TENANCY
The property is subject to a tenancy to Polka Dot Travel Limited on a five-year full repairing and insuring lease from the 11th November 2022 at a rental of £18,000 per annum rising to £19,000 a year from November 2026. The permitted use is as a travel agency branch. Polka Dot Travel Limited is a subsidiary of Hays Travel Limited, the largest independent travel agency in the UK with over 500 branches, a reported annual turnover of over £500M and a net profit of £80.4M as of November 2025.

PRICE
Offers in the region of **£275,000** are invited for the benefit of the freehold income producing investment. 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 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, the existing tenancy and to being unsold.

BP/3886
05.10.2026

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