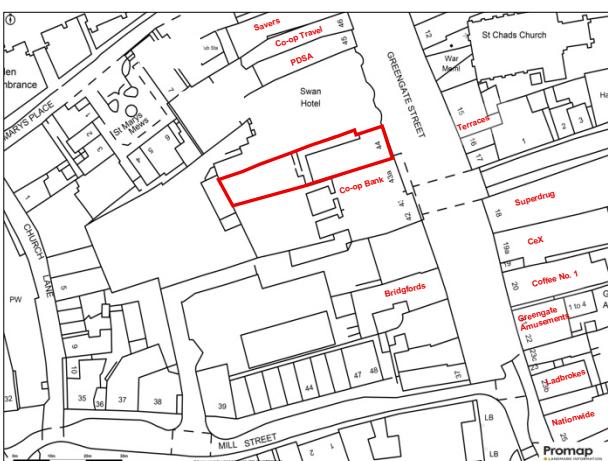




**Prominently Situated
Retail Unit with Offices
For Sale
in
Stafford Town Centre**



- **No. 44 Greengate Street, Stafford, Staffordshire, ST16 2JA**
- **2,815 sq.ft. (261.51 sq.m.).**
- **Former Halifax Building Society Branch**
- **Close to new Riverside retail development**
- **May let as an alternative**
- **Rear servicing and parking benefit**
- **Branches of CeX, Superdrug, Ladbrokes, Co-operative Bank, Nationwide and Coffee No. 1 nearby**
- **Area characterised by mixed retail uses including restaurants**
- **Early availability**

LOCATION

The property is prominently situated in Stafford town centre on the west side of the pedestrianised Greengate Street, between its junctions with St Mary's Place and Mill Street and close to branches of a number of national outlets. Those include COUNTRYWIDE SURVEYORS, CO-OPERATIVE BANK, SUPERDRUG, LABDROKES, COFFEE NO. 1, CEX and the NATIONWIDE BUILDING SOCIETY.

DESCRIPTION

The property comprises a three-storey building of part rendered brick and tile construction which has been extended at the rear to provide a retail area on the ground floor together with space at first and second floor levels accommodating office, storage and welfare facilities.

Formerly used as a building society branch, the availability of the property offers an ideal opportunity for a retailer or other types of user to acquire a main street trading presence along a part of the town centre's most important shopping thoroughfare that has been boosted as a trading pitch in recent years as a consequence of the development of the nearby Riverside shopping scheme.

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

DESCRIPTION	SQ.FT.	SQ.M.
Ground Floor - Sales area	1,640	152.36
First Floor - Offices and male and female toilets	880	81.75
Second Floor - Staff dining facility and additional Plant Room	295	27.40
TOTAL NET FLOOR AREA	2,815	261.51

SERVICES

Mains water, electricity and drainage are connected. The building is centrally heated by hot water radiators fed by an Ideal Evomax boiler with some areas served by an air-conditioning system. This was installed by the former occupier and it is assumed was left in working order.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value is £35,000. 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 in this case indicates an Asset Rating of 120 within Band E. A full certificate with recommendations will be provided on request.

TERMS

Offers over £300,000 are invited for the benefit of the freehold interest. As an alternative, the vendor may consider entering into a new lease of the premises on terms to be agreed at a rental of £27,500 per annum. VAT is not applicable in this instance.

LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the sale, together with any Stamp Duty and VAT due thereon.

VIEWING

By arrangement with the Agents' Stafford Offices.

The property is offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/5511

02.12.2025