MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS
01785 244400
www.millarsandy.com

Part Vacant Retail Investment Property For Sale in Stafford









- **Nos. 54, 55 & 56 Foregate Street, Stafford, Staffordshire, ST16 2PR**

- **No. 54 - Vacant**
- **Nos. 55 & 56 - Tenanted and subject to lease**
- **Currently producing a rental income of £12,000 per annum**
- **Prominent A34 main road location**
- **Opposite Madford Retail Park**
- **Currys, Lidl, Wickes, Halfords and Magnet close by**
- **Opportunity to increase the rental income**
- **Early completion available**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU
TEL: 01785 244400 FAX: 01785 244901
mailbox@millarsandy.com www.millarsandy.com

LOCATION
The properties are prominently situated on the east side of the A34 Foregate Street at its junction with St Patrick's Street about half a mile north-west from Stafford town centre. The area is characterised by a mixture of commercial and residential uses. The Madford Retail Park is directly opposite with Lidl, Currys and Wickes represented thereon, together with several smaller retail outlets. Halfords and Magnet also have trading presences nearby.

DESCRIPTION
The property comprises three retail units forming part of a terrace, No. 54 being of two-storey brick and tile construction with Nos. 55 & 56 being single-storey and built in brick with a flat roof covering.

No. 54, which also incorporates No. 2 St Patrick's Street, is located on the corner, is now vacant having been previously used for many years as a hairdressing salon and provides ground floor retail space with the first floor used in the past for residential purposes. The previous rental was £10,950 per annum. Nos. 55 & 56 is tenanted as one unit, is let on a full repairing and insuring lease, has been extended at the rear and currently trades as a European Restaurant specialising in Italian cuisine with a takeaway service.

The availability of the property offers an ideal opportunity for a purchaser to acquire a freehold income producing investment potentially offering redevelopment potential at a future point and is likely to be of particular interest to an investor who might look to letting out the vacant part or a buyer occupying that for their own retail business.

ACCOMODATION (all areas referred to in these particulars are approximate)

NOS.	FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
54	GROUND	Retail area	835	77.57
		Store	105	9.75
		Kitchen	25	2.32
		WC facility	-	-
	CELLAR	Storage	-	-
	TOTAL NET COMMERCIAL FLOOR AREA		965	12.84
	FIRST	Four rooms with kitchen and WC facilities with residential conversion potential.		

55 & 56	GROUND	Dining Area	1,020	94.76
		Kitchen	365	33.90
		WC facilities	-	-
	TOTAL NET COMMERCIAL FLOOR AREA		1,385	128.66

EXTERNAL shared rear servicing area surfaced in concrete with vehicular access from St Patrick's Street via a driveway. Garage of single-storey construction with flat roof in felt.

TENANCY

NOS.	TENANT	USE	START	TERM	EXPIRY	RENTAL
54	Vacant	-	-	-	-	-
55 & 56	Chef Babak Limited	Restaurant	01.04.2025	Six years	31.03.2031	£12,000
TOTAL current rental income per annum						**£12,000**

SERVICES
All mains services are connected.

ASSESSMENTS
The local authority for rating purposes is Stafford Borough Council. No. 54 has been assessed with a rateable value of £8,700. Nos. 55 & 56 have been assessed at £14,000. 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 any commitment that relies on their accuracy.

EPC
The properties are currently being assessed for Energy Performance Certification purposes.

PRICE
Offers in the region of **£225,000** are invited for the benefit of the freehold interest in the property. VAT is not applicable in this instance.

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

VIEWING
By arrangement with the Agents' Stafford Offices.

The property is offered subject to contract, to the existing tenancy of part and to being unsold.

BP/5550 22.10.2025

Millar Sandy Limited (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice :- (a) that these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (b) that they cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (c) that no employee of Millar Sandy (or their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; (d) that rents, prices, premiums and service charges may be subject to VAT in addition; (e) that Millar Sandy (and their Joint Agents where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (f) that the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers or tenants should satisfy themselves as to the fitness of such items for their requirements