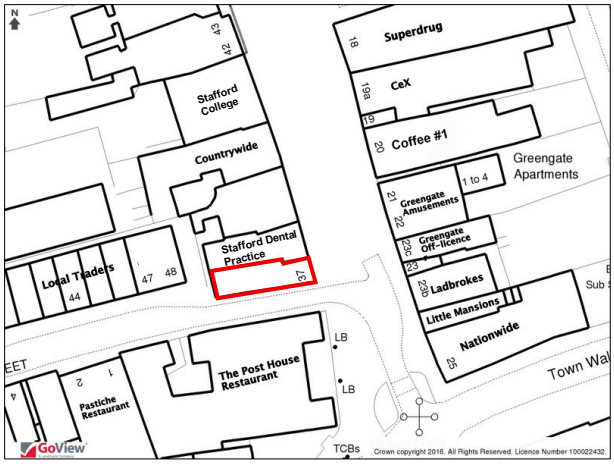
BY INSTRUCTIONS OF VSS ACADEMY LIMITED

Prominently Situated Retail Unit To Let or For Sale in Stafford Town Centre









- **No. 37 Greengate Street, Stafford, Staffordshire, ST16 2JA**

- **1,235 sq.ft. (114.73 sq.m.).**
- **Attractive Grade II Listed building**
- **Close to the Riverside Shopping Centre**
- **Prominent corner position**
- **Branches of CeX, Superdrug, Ladbrokes, Nationwide and Coffee No. 1 nearby**
- **Area characterised by mixed retail uses including restaurants**
- **Immediately available**
- **Some Small Business Rates Relief available subject to occupier qualification**

LOCATION
The property is prominently situated in Stafford town centre on the west side of the pedestrianised Greengate Street at its junction with Mill Street and close to branches of a number of national outlets. Those include COUNTRYWIDE SURVEYORS, SUPERDRUG, LADBROKES, COFFEE NO. 1, CEX and the NATIONWIDE BUILDING SOCIETY.

DESCRIPTION
The property comprises a Grade II listed building of three-storey brick and tile construction providing retail accommodation on the ground floor with a bow window feature shop front and extensive return display frontage to Mill Street, together with space at first floor level providing storage and welfare facilities and a second floor loft area.

The availability of the property offers an ideal opportunity for a retailer to acquire a main street traing presence along a part of the town's main shopping thoroughfare that has been boosted as a trading pitch in recent years as a consequence of the development of the Riverside Shopping Centre close by.

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

DESCRIPTION	IMPERIAL	METRIC
Gross Frontage	14ft. 8ins.	4.48m.
Net Frontage	12ft.11ins.	3.96m.
Average Internal Width	15ft. 7ins.	4.76m.
Shop Depth	56ft. 5ins.	17.22m.
NET GROUND FLOOR SALES AREA	**795 SQ.FT.**	**73.85 SQ.M.**
First Floor - Storage, staff and male and female toilets	440 sq.ft.	40.88 sq.m.
Second Floor - Storage (not accessible)	-	-
TOTAL NET FLOOR AREA	**1,235 SQ.FT.**	**114.73 SQ.M.**

SERVICES
Mains water, electricity and drainage are connected.

ASSESSMENTS
The local authority for rating purposes is Stafford Borough Council. The rateable value has been assessed at £14,000 with some Small Business Rates Relief available to qualifying occupiers. 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 for this property indicates an Energy Rating of 81 within Band D. A full certificate with recommendations will be provided on request.

TERMS
The property is available on a new full repairing lease for a term to be agreed at a commencing rental of **£17,000** per annum exclusive of rates with upward only reviews to be at five yearly intervals. The landlord will insure the building and recharge the tenant the appropriate cost thereof. VAT may be applicable in this instance.

PRICE
As an alternative, the landlord is prepared to consider the sale of the freehold interest for which offers in the region of **£220,000** are invited.

VAT
VAT is not applicable in this instsnce.

LEGAL COSTS
Both parties are to be responsible for their own legal costs incurred in either a letting or sale, together with any applicable Stamp Duty and VAT.

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/4224
23.11.2026

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