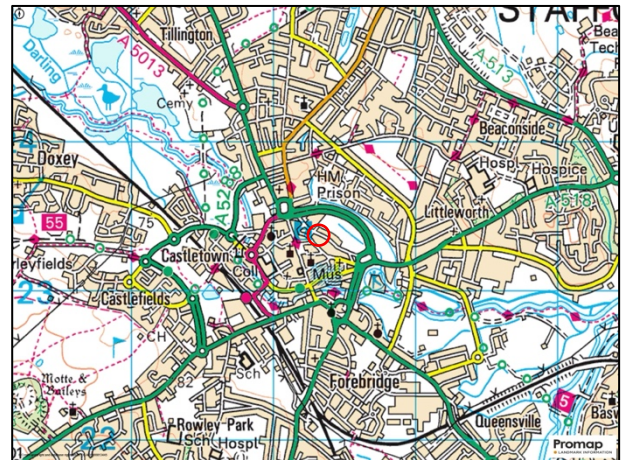
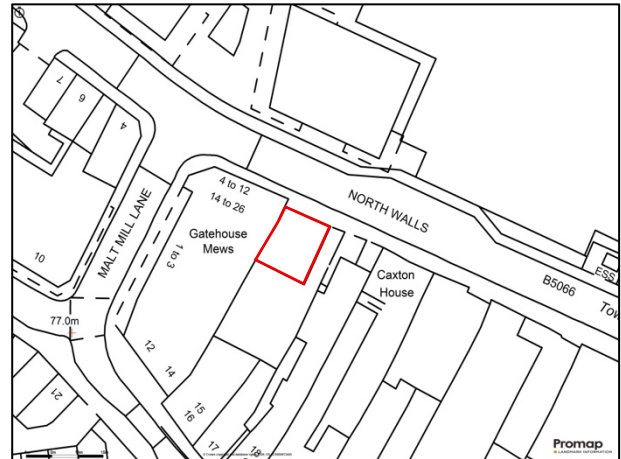




**Prominently Situated
Commercial Premises
To Let or For Sale
in
Stafford Town Centre**



- **Unit No. 1, North Walls, Stafford, Staffordshire, ST16 3AD**
- **2,140 sq.ft. (198.81 sq.m.)**
- **Suitable for a variety of trades**
- **Opposite large free car park (two hours limited stay)**
- **Kingsmead Retail Park opposite**
- **Aldi, B & M, Ableworld Mobility and Just for Pets stores opposite**
- **McDonalds nearby**
- **Previously used as a body art studio**
- **Rates free subject to occupier qualification**

LOCATION

The property is situated in a secondary trading position in Stafford town centre on the south side of North Walls close to its junction with Malt Mill Lane. The Kingsmead Retail Park is directly opposite with a McDonalds drive-thru and restaurant, an Aldi supermarket, a B&M discount store, an Ableworld Mobility store and a Just for Pets outlet represented. Free car parking limited to two hours is available on the Park.

DESCRIPTION

The premises are of two-storey flat-roofed brick construction and provide floorspace on the ground and first floors most recently used as a body art studio. The premises are secured by a shutter door at the front with ramped vehicle access for loading purposes.

The accommodation would be suitable for a wide variety of retail, trade counter, storage and non-retail purposes subject to any planning consent considered appropriate by the relevant local authority with the building offered either on a letting or a sale basis.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	Retail/studio/storage area	1,075	99.87
	WC facility	-	-
FIRST	Studio/storage area	870	80.82
	Welfare and WC facilities	195	18.12
	TOTAL NET FLOOR AREA	2,140	198.81
OUTSIDE	Forecourt parking area surfaced in tarmacadam.		

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 £10,500 with no uniform business rates payable for the year ending March 2027 subject to certain occupier qualifying criteria. 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 Asset Rating of 88 within Band D. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on an effectively full repairing lease for a term to be agreed at a commencing rental of **£16,000** per annum exclusive of rates with upward only reviews to be at five yearly intervals. The landlord will insure the property and recharge the tenant the appropriate cost thereof. As an alternative, the owners are prepared to dispose of their freehold interest in the property, pursuant to which offers in the region of **£190,000** are invited. VAT is not applicable in this instance.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in either a letting or a sale together with any Stamp Duty and VAT due thereon.

VIEWING

By arrangement with the Agents' Stafford Offices.

The premises are offered subject to contract and to being unlet/unsold.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/5550

15.05.2026