



MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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**Prime
Retail Unit
To Let
in
Stafford Town Centre**



- **No. 7 Gaolgate Street, Stafford, Staffordshire, ST16 2BQ.**
- **1,370 sq.ft. (127.28 sq.m.)**
- **Close to Ryman, EE, Vodafone, O2 and Boots Opticians**
- **Prominent trading position**
- **Suitable for a variety of retail trades**
- **Prime location**
- **Competitive rental**
- **Early availability**

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LOCATION

The property occupies a prime trading position in Stafford Town Centre and lies on the west side of the pedestrianised Gaolgate Street between its junctions with Salter Street and Stafford Street. Branches of EE, BOOTS OPTICIANS, O2, RYMAN, VODAFONE and other well-known national retailers are located in the immediate vicinity.

DESCRIPTION

The property forms part of a three-storey building of brick and tile construction providing three retail units on the ground floor, the other two being let to O2 and EE, with the two upper levels separately developed and let as residential units.

The premises provide a rectangular sales area with an aluminium and glazed shop front fitted, have been used for some years for the sale of vaping products and would be suitable for a wide variety of alternative retail and non-retail trades subject to any planning consent considered appropriate by the relevant local authority.

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

FLOOR		IMPERIAL	METRIC
Ground	Gross Frontage	19ft. 2ins.	5.85m.
	Net Frontage	17ft. 10ins.	5.46m.
	Shop Depth	79ft.	24.08m.
	NET SALES AREA	1,170 SQ.FT.	108.70 SQ.M.
	Ancillary	200 sq.ft.	18.58 sq.m.
	TOTAL NET FLOOR AREA	1,370 SQ.FT.	127.28 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 £20,000 from April 2026. 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 50 within Band B. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on a new full repairing lease for a term to be agreed at a commencing rental of **£16,000** per annum, exclusive of rates and VAT, with upward only reviews to be at five yearly intervals. The landlord will insure the premises and recharge the tenant the cost thereof.

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 and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/4118

19.10.2026