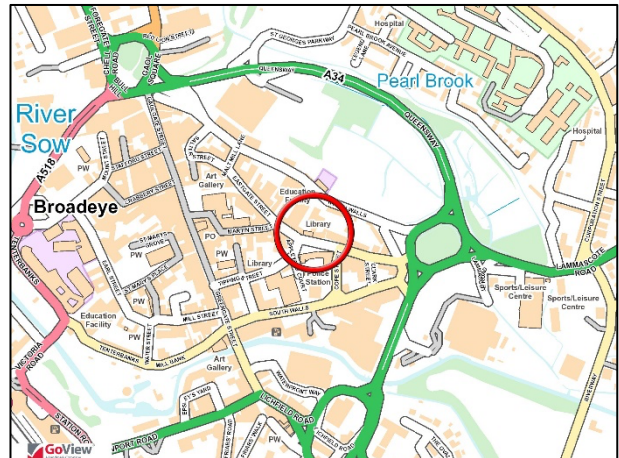




**Retail/Office Premises
To Let
in
Stafford Town Centre**



- **No. 21 Eastgate Street, Stafford, Staffordshire, ST16 2LZ**
- **440 sq.ft. (40.88 sq.m.)**
- **Suitable for a variety of retail or non-retail uses**
- **Available for early occupation**
- **Short stay on-street parking at front**
- **Centrally heated**
- **Business rates free subject to tenant qualifying criteria**

LOCATION

The property is prominently situated in Stafford Town Centre in a well-established trading location on the north side of the one-way Eastgate Street close to its junction with Tipping Street. The area is dominated by a mixture of residential, office and other commercial uses.

DESCRIPTION

The property comprises a two-storey brick and tile building forming part of a terrace and provides ground floor retail/office space along with further office/stockroom area at first floor level.

The premises have most recently been used as a branch of a property agency and have an attractive timber and glazed bow windowed frontage.

The accommodation would be suitable for a wide variety of retail purposes, particularly those of a niche nature or for non-retail usage 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	DESCRIPTION	SQ.FT.	SQ.M.
Ground	Reception/front office	135	12.54
	Rear office	85	7.90
	WC facility	-	-
First	Front office	135	12.54
	Rear office	85	7.90
TOTAL NET FLOOR AREA		440	40.88

EXERNAL side passage providing pedestrian access from Eastgate Street to the rear.

SERVICES

All mains services are connected. The building is centrally heated by hot water radiators fed by a gas-fired boiler.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property has been assessed at £4,700 falling to £4,100 from April 2026 with no uniform business rates payable subject to certain tenant 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 the property indicates an Asset Rating of 93 within Band D. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on new effectively full repairing lease for a term to be agreed at a rental of **£6,500** per annum with upward only rent reviews to be at three yearly intervals. The landlord will insure the property and then recharge the tenant the cost thereof. VAT is not applicable in this instance.

LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the preparation of the lease and the 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/4086

20.02.2026