



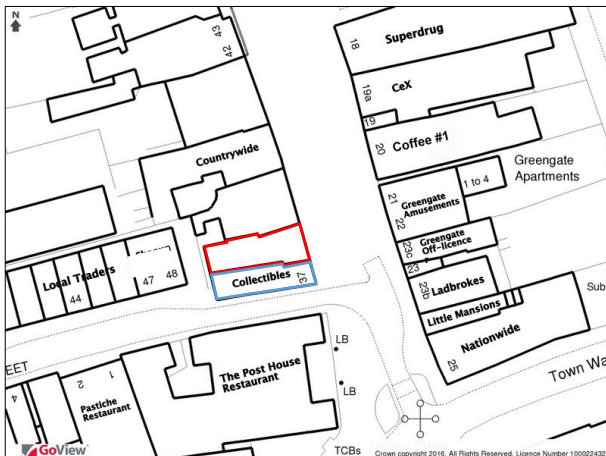
**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

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BY INSTRUCTIONS OF IRONSTONE UK LIMITED

**Two  
Prominently Situated  
Retail Units  
For Sale/To Let  
in  
Stafford Town Centre**



- **Nos. 37 & 38 Greengate Street, Stafford, Staffordshire, ST16 2JA**
- **No. 37 - 1,290 sq.ft. (119.84 sq.m.). Currently let and income producing**
- **No. 38 - 1,870 sq.ft. (173.72 sq.m.). Currently vacant and available to let.**
- **Attractive Grade II Listed buildings**
- **Close to new Riverside retail development**
- **Prominent corner position**
- **Branches of CeX, Superdrug, Ladbroke's, Nationwide and Coffee No. 1 nearby**
- **Likely to be of interest to investors and retailers**

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## LOCATION

The property is prominently situated in Stafford town centre on the west side of the pedestrianised Greengate Street, between its junctions with St Mary's Place and 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 properties comprise two adjoining Grade II listed buildings of three-storey brick and tile construction providing retail accommodation on the ground floor with timber-framed glazed shop fronts fitted together with space at first floor levels providing storage and welfare facilities and second floor loft areas.

The availability of the properties offers an ideal opportunity for an investor or retailer to acquire a main street opportunity 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 scheme close by.

No. 37 (shown edged in blue on the plan) is currently let to Katharine House holding over on an expired lease whilst No. 38 (shown edged in red) is currently vacant and being marketed as a letting proposition, details of which are set out below.

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

<b>NO. 38 GREENGATE STREET (VACANT)</b>	<b>IMPERIAL</b>	<b>METRIC</b>
Gross Frontage	23ft. 4ins.	7.08m.
Net Frontage	20ft. 9ins.	6.33m.
Average Internal Width	15ft. 10ins.	4.84m.
Shop Depth	75ft. 4ins.	22.96m.
<b>NET GROUND FLOOR SALES AREA</b>	<b>1,430 SQ.FT.</b>	<b>132.95 SQ.M.</b>
First Floor – Storage, staff and male and female toilets	440 sq.ft.	40.88 sq.m.
Second Floor - Storage	-	-
<b>TOTAL NET FLOOR AREA</b>	<b>1,870 SQ.FT.</b>	<b>173.72 SQ.M.</b>

## SERVICES

Mains water, electricity and drainage are connected. Air-conditioning serves the retail area in No. 38 but has not been tested.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of No. 38 is £17,250. 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 No. 38 indicates an Asset Rating of 87 within Band D. The assessment for No. 37 is 81 also within Band D. Full certificates with recommendations will be provided on request.

## TERMS

No. 38 is available on a new full repairing lease for a term to be agreed at a commencing rental of **£20,000** 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. VAT is not applicable in this instance.

## PRICE

The freehold interest in both properties (Nos. 37 with 38) is available as a single lot. Offers in the region of **£450,000** are invited.

## LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in any sale or the preparation of a lease and counterpart lease, together with any Stamp Duty and VAT due thereon. In the event of any prospective tenant withdrawing from an agreed letting after solicitors are instructed, then that party is to be responsible for any abortive costs plus VAT incurred by the landlord.

## VIEWING

By arrangement with the Agents' Stafford Offices.

The properties are offered subject to contract and to being unlet/unsold. Confirmation of the tenure will be provided by the owner's solicitors during the pre-contract enquiry stage.

## VACANT POSSESSION WILL BE GIVEN ON COMPLETION

**BP/4224 03.04.2025**

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