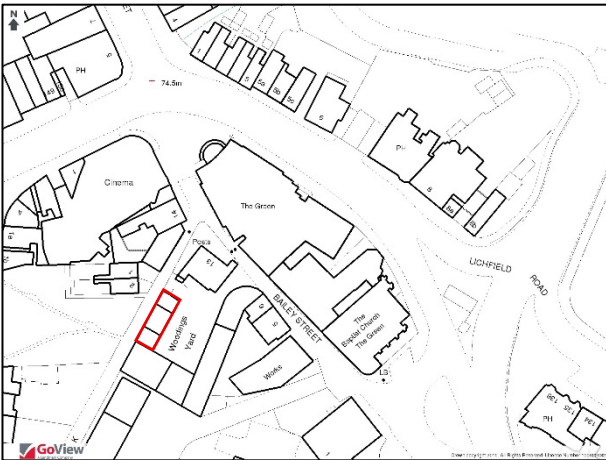




**Retail/ Commercial Unit
To Let
in
Stafford
Town Centre**



- **Units Nos. 4 & 5, Woodings Yard, Bailey Street, Stafford, Staffordshire, ST17 4BG**
- **960 sq.ft. (89.17 sq.m.)**
- **Attractive mews-style courtyard development**
- **Suited to specialist retailers**
- **Previously used as licensed premises**
- **May split into two units**
- **Close to Majestic Wines and The Gym Group**
- **Rates free subject to tenant qualification**
- **Competitive rental**

LOCATION

The property forms part of an attractive retail development situated in Stafford town centre just off the south side of Bailey Street between its junctions with Lichfield Road and Newport Road. Woodings Yard is made up of several commercial units that have been let over the years to create a unique small shopping centre arranged around a courtyard and particularly suited to niche retailing with the Francesco Group having a major hairdressing training presence.

DESCRIPTION

The available premises are of two-storey brick and tile construction providing space at ground and first floor levels and were previously used as a licenced craft beer outlet but would be suitable for a wide variety of alternative retail and commercial purposes 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	Retail Area 1 (No. 4)	510	47.38
	Retail Area 2 (No. 5)	185	17.18
FIRST	Room 1 (No. 4)	235	21.83
	WC facility (No. 4)	30	2.78
	Room 2 (No. 5)	-	-
	WC facility (No. 5)	-	-
TOTAL NET FLOOR AREA		960	89.17

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 £9,800 from April 2026 and will be exempt from the payment of rates under the Small Business Rates Relief Scheme 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 Energy Rating of 44 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 **£9,000** per annum exclusive of rates with upward only rent reviews to be at three yearly intervals. The landlord will insure the property and recharge the tenant the cost thereof. VAT is applicable in this instance. As an alternative, the landlord is prepared to consider the division of the premises to provide two smaller units.

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/5500

16.06.2026