



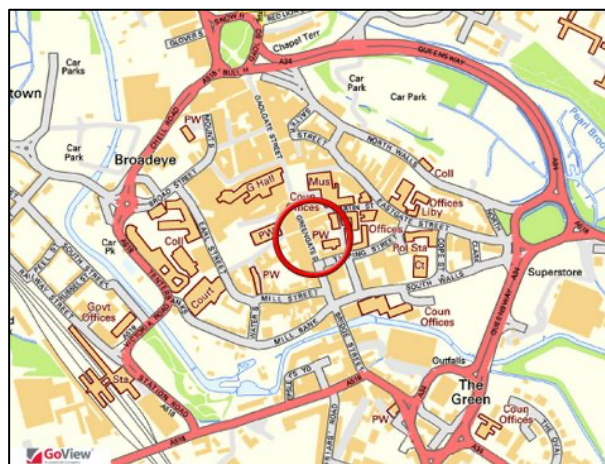
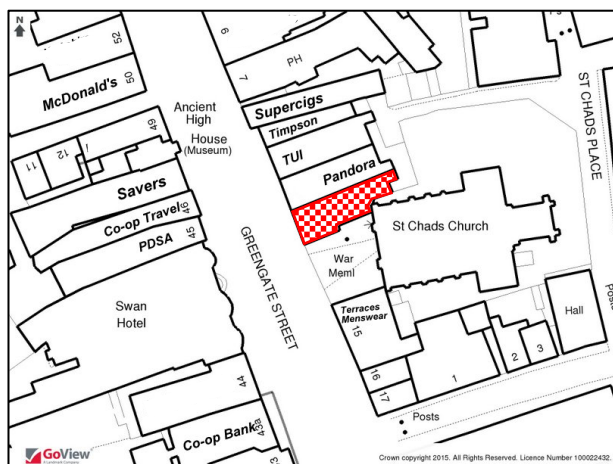
**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

BY INSTRUCTIONS OF BDS PROPERTIES (UK) LIMITED

**Prominently Situated  
Retail Investment  
For Sale  
in  
Stafford Town Centre**



- **No. 12 Greengate Street, Stafford, Staffordshire, ST16 2HP**
- **1,840 sq.ft. (170.94 sq.m.)**
- **Prominent corner position**
- **Prime location**
- **Adjacent to Pandora**
- **TUI, McDonalds, Co-op Travel, TJ Jones and Savers close by**
- **Waterstones, Grape Tree, Polka Dot Travel and Clintons Cards also nearby**
- **Currently producing a rental income of £30,000 per annum**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

TEL: 01785 244400 FAX: 01785 244901

mailbox@millarsandy.com www.millarsandy.com

## LOCATION

The property is prominently situated in Stafford town centre on the east side of the pedestrianised Greengate Street, between its junctions with Martin Street and Tipping Street, immediately adjacent to PANDORA. Branches of TUI TRAVEL, MCDONALDS, SAVERS, CO-OP TRAVEL, CLINTONS CARDS, TIMPSON, TJ JONES and WATERSTONES are in the immediate vicinity.

## DESCRIPTION

The property comprises an end of terrace retail unit of two-storey brick and flat-roofed construction with an aluminium framed glazed shop front and provides a sales area on the ground floor together with ancillary stockroom space at first floor level.

The premises are currently tenanted and used as for the sale of vaping products and as a tanning studio with the availability of the freehold interest providing a purchaser with an ideal opportunity to acquire a prominent high street income producing investment located on a part of the town's main trading thoroughfare

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

	IMPERIAL	METRIC
Gross Frontage	21ft. 4ins.	6.50m.
Net Frontage	19ft. 6ins.	5.94m.
Maximum Width	19ft. 6ins.	5.94m.
Shop Depth	59ft. 3ins.	18.06m.
<b>NET SALES AREA</b>	<b>1,100 SQ.FT.</b>	<b>102.19 SQ.M.</b>
Staff and WC facility	-	-
First Floor - Storage and office	740 sq.ft.	68.75 sq.m.
<b>TOTAL NET FLOOR AREA</b>	<b>1,840 SQ.FT.</b>	<b>170.94 SQ.M.</b>

## SERVICES

Mains water, electricity and drainage are connected. Air-conditioning is fitted.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council The rateable value of the property has been assessed at £18,000 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 115 within Band E. A full certificate with recommendations will be provided on request.

## TENANCY

The property is currently subject to a tenancy to Matthew Lewis, trading as Simply Vapour and Simply Tanning, on a ten-year full repairing and insuring lease from the 4<sup>th</sup> April 2023 at a rental of £30,000 per annum with an upward only review and tenant break option effective on the 3<sup>rd</sup> April 2028. The permitted use is for skin tanning and the sale of e-cigarettes and associated items.

## PRICE

Offers in the region of **£450,000** are invited for the benefit of the freehold income producing investment. VAT is not applicable in this instance.

## LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the sale and purchase together with any Stamp Duty and VAT due thereon.

## VIEWING

By arrangement with the Agents' Stafford Offices.

The premises are offered subject to contract, the existing tenancy and to being unsold.

**BP/2706**

29.05.2026