



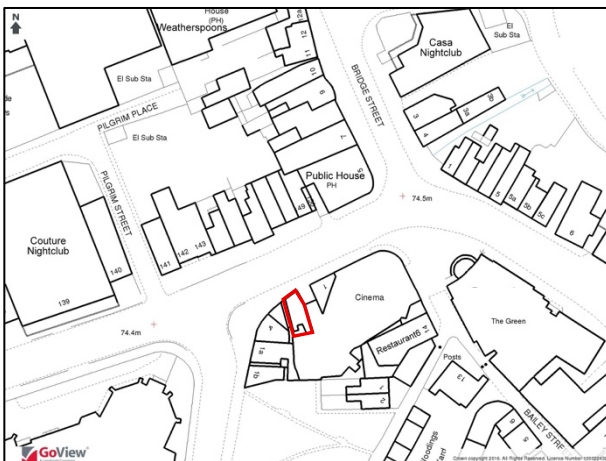
MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

DUE TO RETIREMENT

**Prominently Situated
Retail Unit
To Let
in
Stafford
Town Centre**



• **No. 2 Newport Road, Stafford, Staffordshire, ST16 2HH**

- **350 sq.ft. (32.51 sq.m.)**
- **Early availability**
- **Close to Tesco**
- **On the town's leisure circuit**
- **Main road position**
- **Business rates free subject to tenant qualification**

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 at the southern end of Stafford town centre on the south side of Newport Road close to its junctions with Lichfield Road, Bridge Street and Lichfield Road in an area characterised by a mix of retail, leisure, food and residential uses.

DESCRIPTION

The premises form part of a two-storey brick and tile building and provide a self-contained lock-up retail unit accommodating sales space on the ground floor with a timber and glazed frontage and used for a number of years as an insurance brokers office but suitable for a wide variety of alternative retail purposes or for a non-retail use subject to any appropriate planning consent. The upper floor with its own access is separately let as a flat.

The availability of the property offers an ideal opportunity for an incoming tenant to acquire a prominent town centre trading presence in an accessible location at a reasonable rental and, subject to certain criteria, free from the payment of business rates.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	Retail area	300	27.87
	Kitchen	50	4.64
TOTAL NET FLOOR AREA		350	32.51
EXTERNAL small yard area leading to WC facility.			

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 £5,600 from April 2026 and, subject to certain tenant qualifying criteria, no uniform business rates should be payable. 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 this property indicates an EPC Rating of 71 within Band C. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on a new internal repairing lease for a term to be agreed at a rental of **£5,950** per annum exclusive of rates with upward only reviews to be at three yearly intervals. The landlord will insure the building and then recharge the tenant the appropriate apportioned 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/5550

08.07.2026