



MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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



- **Units Nos. 1 & 2, No. 44 Greengate Street, Stafford, Staffordshire, ST16 2JA**
- **670 - 1,345 sq.ft. (62.24 - 124.94 sq.m.)**
- **Close to new Riverside retail development**
- **Branches of CeX, Superdrug, Ladbroke's, Co-operative Bank, Nationwide and Coffee No. 1 nearby**
- **Area characterised by mixed retail uses including restaurants**
- **Early availability**
- **Small business rates relief potentially available subject to tenant qualification**
- **Competitive rentals**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

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LOCATION

The units form part of the ground floor of a prominently situated property located 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, CO-OPERATIVE BANK, SUPERDRUG, LADBROKES, COFFEE NO. 1, CEX and the NATIONWIDE BUILDING SOCIETY.

DESCRIPTION

The property comprises a three-storey building of part rendered brick and tile construction which has been extended at the rear to provide a retail area on the ground floor together with space at first and second floor levels accommodating office, storage and welfare facilities.

Having recently purchased the building, the new owners are offering the refurbished ground floor as two separate units capable of being combined if required and thereby providing an ideal opportunity for retailers or other types of user to acquire a main street trading presence along a part of the town centre's most important shopping thoroughfare that has been boosted as a trading pitch in recent years as a consequence of the development of the nearby Riverside shopping scheme.

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

UNIT	ACCOMMODATION	SQ.FT.	SQ.M.
	Joint Lobby	-	-
1	Retail Area	670	62.24
2	Retail Area	675	62.70
	Shared WC facilities at rear	-	-
	TOTAL NET FLOOR AREA	1,345	124.94
	Optional storeroom at rear extending to 125 sq.ft. (11.61 sq.m.)		
	Car parking area providing one staff space per unit with access from Mill Street		

SERVICES

Mains water, electricity and drainage are connected.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable values of units are being reassessed but are anticipated to fall below the Small Business Rates Relief thresholds thereby providing qualifying tenants with potentially a nil rates liability when let separately.

EPC

The Energy Performance Certificate issued in this case indicates an Energy Rating of 70 within Band C. A full certificate with recommendations will be provided on request.

TERMS

The units are available either separately or combined on new internal repairing leases for terms to be agreed with three year upward only rent reviews. The landlord will recharge the cost of buildings insurance.

RENTALS

Unit No. 1 - £12,500 per annum

Unit No. 2 - £15,000 per annum

The quoted rentals are exclusive of business rates. 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 leases and the counterpart leases together with any Stamp Duty and VAT that might be due thereon.

VIEWING

By arrangement with the Agents' Stafford Offices.

The property is offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/5511

30.09.2026