



Former Red Rum Live Music Venue and Bar
36 Crabbery Street , Stafford, ST16 2BA

2882.00 sq ft

£23,300 Per Annum



An exciting opportunity to lease a two storey period property in the centre of Stafford. Formerly a live music venue and bar, the location, scale and configuration will suit a variety of uses including a restaurant, bar or similar leisure uses.

36 Crabbery Street, Stafford, ST16 2BA

Description

A ground and first floor Grade II Listed property of stone construction under a pitched tiled roof. The premises occupy a prominent position close to the Market Square and public car parks. The property has been used as a bar/club for a number of years, most recently as a late-night music venue called Red Rum. As you enter the property you walk into an open plan gathering/seating area off which is a doorway leading through to a bar with additional seating and a bar serverly at the end. Behind the bar area is a kitchen and cellar. The first floor consists of two rooms, one having a bar. Male and Female WCs are located near to the main staircase along with a store room.

Location

The property is located within the central northern area of Stafford Town Centre on Crabbery Street in an area where redevelopment is taking place. Crabbery Street links Greengate Street to Chapel Street. The nearest car park is situated on Broad Street immediately adjacent to the former Wilkinsons home store. Nearby shops include a range of independent operators including Cash Converters, Home Bargains, Betfred and Boots.

Accommodation

GROUND FLOOR

LHS Seating Area 99 Sq ft (9.20 Sq m)
MID Seating Area 505 Sq ft (46.87 Sq m)
BAR Area 581 Sq ft (54.01 Sq m)
Kitchen 225 Sq ft (20.87 Sq m)
Disabled WC 43 Sq ft (3.96 Sq m)

Ground Floor NIA: 1,452 Sq ft (134.91 Sq m)

FIRST FLOOR

LHS Seating Area+Bar 776 Sq ft (72.11 Sq m)
MID Seating Area 364 Sq ft (33.82 Sq m)
Gents WC 144 Sq ft (13.40 Sq m)
Female WC 121 Sq ft (11.26 Sq m)
Store 24 Sq ft (2.26 Sq m)

First Floor NIA: 1,430 sq ft (132.85 Sq ft)

TOTAL NIA: 2,882 Sq ft (267.76 Sq m)



Services

All mains services are available subject to any reconnection which may be necessary.

Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Rating

The VOA website advises the rateable value from the 1st April 2026 is £12,500. The standard non-domestic business rates multiplier is 48.0 p. The small business multiplier is 43.2 p up to a rateable value of £50,999. Small Business may benefit for up to 100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

Tenure - Leasehold

A new lease on Internal Repairing and Insuring basis for a term to be agreed.

EPC

We understand the property is listed and is therefore exempt from needing an EPC.

VAT

VAT is applicable and will be added to the rent figure quoted.

Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee.

Credit Check

On agreed terms the incoming tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

Legal Costs - Letting

Each party to be responsible for their own legal costs in connection with the Lease,

Viewing

Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ

Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.



Road Map



Hybrid Map



Terrain Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.