butters john bee bjb
commercial



7 Market Street, Stafford, ST16 2JZ

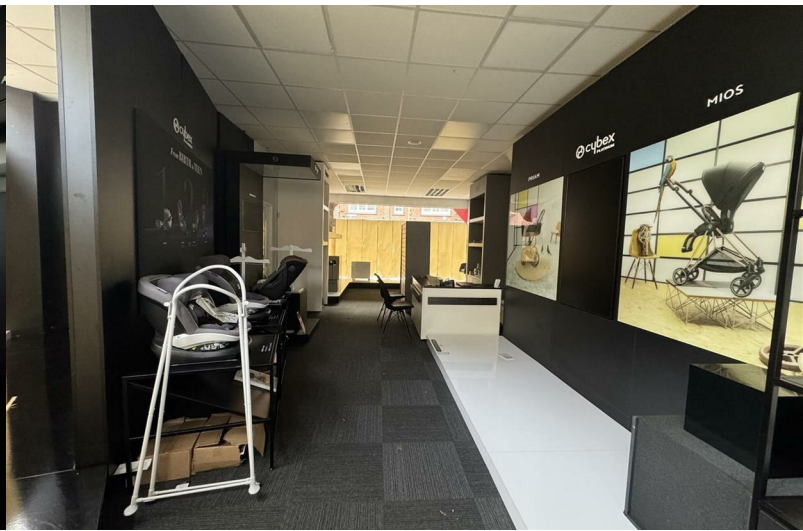
2189.00 sq ft

Rent: £15,000 (Year one)

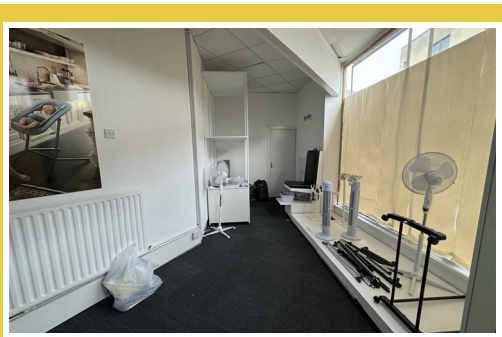
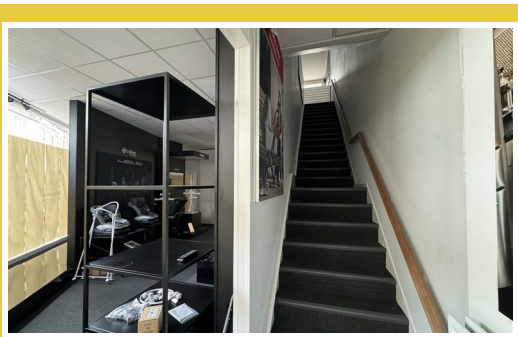
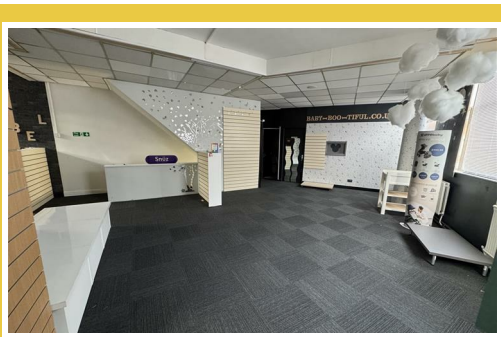
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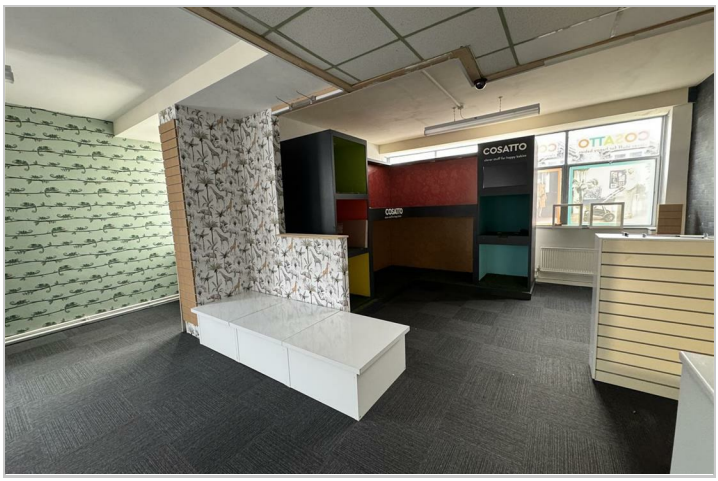
Description
Number 7 Market Street forms part of a larger development of shops, featuring a ground floor sales area, first and second floor offices and stores together with staff room and kitchen and male/female WCs. The unit offers an excellent opportunity for a retailer or professional services company seeking presence in the town centre.

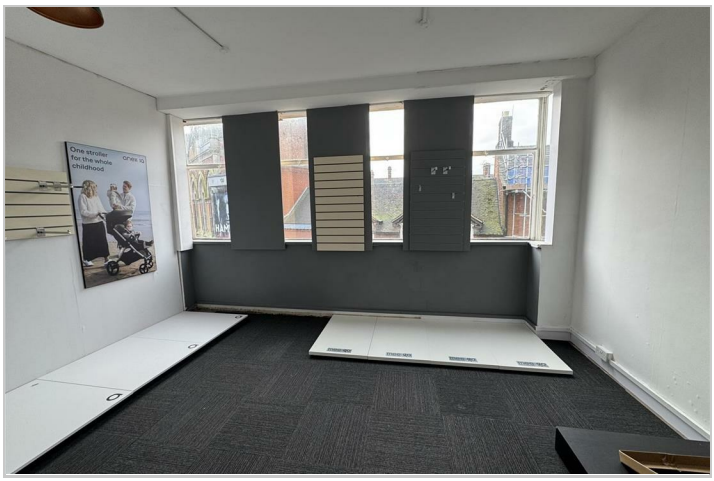
Location
The property is situated on Market Street, one of the main pedestrian routes from Kingsmead Retail Park into Stafford Town Centre. Free short stay parking is available close by and nearby businesses include Boots, Lloyds Bank and Boots.

Accommodation
GROUND FLOOR: 664 Sq ft (61.67 Sq m)
Retail with display windows to Market Street and Salter Street
FIRST FLOOR: 770 Sq ft (71.53 Sq m)
Offices/Stores x 4, Kitchen and Staff Room WC
SECOND FLOOR: 755 Sq ft (70.14 Sq m)
Offices x 4, Kitchenette, WC

TOTAL NIA: 2,189 Sq ft (203.36 Sq m)

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.





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

Tenure
Available by way of a new lease for a term of 3 years or more at:

Yr1: £15,000
Yr2: £16,500
Yr3: £17,500

Rating
*** ZERO BUSINESS RATES APPLICABLE ***

The VOA website advises the rateable value from the 1st April 2026 is £11,000. 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.

Legal Costs
Each party to pay their own costs incurred with the lease.

Credit Check
Applicable to New Businesses, individuals and organisations with a trading history of 3 years or less.

On agreed terms the ingoing 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.

VAT
VAT is applicable to this property.

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.

Suite 1, Albion House Forge Lane, Festival Park, Stoke-on-Trent, Staffordshire, ST1 5RQ
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