



Unit 14 Guildhall, Market Square, Stafford, ST16 2BB

£11,600 Per Annum

1304.00 sq ft



Ground and first floor retail unit located within the entrance to the Guildhall, off Market Square in Stafford. Available To Let immediately, nearby retailers include Boots, F Finds and TG Jones.



Description

The Property is located within the entrance to the former Guildhall Shopping Centre immediately off the Market Square. The unit comprises a two storey shop premises consisting of retail space at ground floor with store room, kitchen and WC's on the first floor.

Location

The property is located in Market Square in Stafford. Market Square has long served as the civic and commercial heart of the town, originating in the medieval period, the square developed as a focal point for markets and public gatherings, and it continues to host regular events that contribute to the town's social and economic vitality.

Accommodation

Ground Floor:

Front Retail: 499 sq ft (46.32 sq m)

Rear Retail: 249 sq ft (23.12 sq m)

First Floor:

Kitchen: 84 sq ft (7.78 sq m)

Stores: 83 sq ft (7.67 sq m)

Stores: 390 sq ft (36.27 sq m)

Total NIA 1,304 sq ft (121.16 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 £12,250. 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

Leasehold - on a new Internal Repairing and Insuring lease with terms to be agreed.

EPC

Energy Performance Certificate number and rating is 39 - B

VAT

VAT is applicable.

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

The incoming tenant is responsible for the landlord's legal costs in connection with the preparation of 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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tel: 01782 212201 Email: commercial@bjbmail.com www.buttersjohnbee.com