



Unit D, Madford Retail Park, Foregate Street, Stafford, Staffordshire ST16 2QY

RETAIL

- ▶ **Retail park premises of 1568.3 sq ft**
- ▶ **Excellent surrounding tenants**
- ▶ **Easily accessible from the A34**

For enquiries and viewings please contact:



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Location

Stafford is strategically located in the heart of England, offering great connectivity. The M6 provides a direct route to Birmingham and Manchester, while the A50/A500 corridor links to Derbyshire, Nottinghamshire, and Leicestershire. The retail park can be accessed directly from the A34.

Madford Retail Park is a large retail development located on Foregate Street, 0.3 miles to the north east of Stafford town centre in a mixed retail, commercial and residential area.

The retail park is well tenanted with Lidl, Currys and Wickes among the existing occupiers.

Description

The premises comprise a ground floor retail unit within a four storey brick building, with the upper floors currently occupied as office space.

The building is full of character, adorned with sash windows and traditional brick chimney stacks.

The ground floor frontage includes four large aluminium framed sales windows.

Accommodation

	Sq M	Sq Ft
Total	145.7	1,568

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement First Edition.

Planning

The premises have Class A1 Retail consent under the Use Classes Order 1987.

The property is suitable for a variety of uses including restaurant, subject to planning. Enquiries should be made direct to the local planning authority.

Tenure

The premises are available on a new full repairing and insuring lease.

Business Rates

The property is currently listed as shop and premises and has a rateable value of £17,250.

Source: VOA

Rent

Rental £18,500 per annum exclusive of VAT, business rates and other costs

Service Charge

Service charge available on request

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred with this transaction.

EPC

An EPC will be available on request.

Viewings

Viewings are by appointment with sole agents Innes England

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