

FOR SALE / TO LET

RETAIL & OFFICES

12 STAFFORD STREET, ECCLESHALL, STAFFORD, ST21 6BH

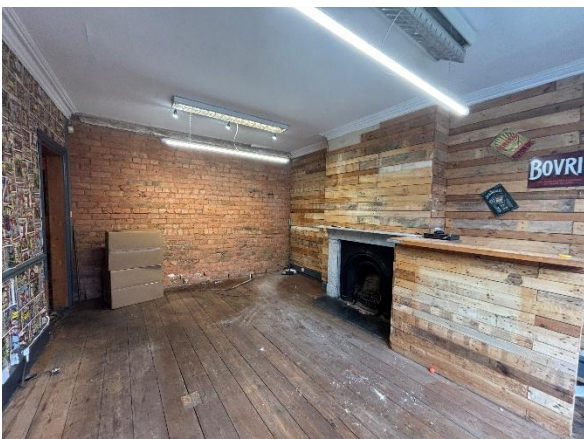


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LOCATION

Eccleshall is a vibrant Market Town, rich with local amenities including independent shops, traditional pubs, and a Central Co-op supermarket, all within easy reach. The location provides a delightful blend of peaceful village life with practical access to essential services.

Positioned in the sought-after postcode, you are part of a desirable community in the Stafford constituency. Excellent connectivity is maintained via nearby road networks, making both Stafford town centre and the wider West Midlands region accessible.

There is roadside parking along most of the main street as well as longer stay locations.

DESCRIPTION - [Ground Floor 360 Tour Link](#)

The property is an attractive two storey detached building with a rear single storey lean-to, of brick construction beneath a tiled roof and timber framed single glazed windows. There is an undercroft access to for the dwellings to the rear.

The ground floor consists of a split front and rear retail areas with kitchen and 2 x WCs to the rear. The retail space has timber floors and plastered ceiling, the rear retail area is tiled flooring with plastered ceiling and inset spotlights.

The entrance hallway leads between the retail areas to the first floor, with a landing area off which there are three offices and kitchen, requiring updating or potential for residential conversion.

Externally, there is an enclosed paved yard at the rear accessed from the kitchen or a pedestrian gate onto the side passage.

The property is not a listed building and is located within the conservation area.

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ACCOMMODATION	SQ M	SQ FT
Front retail area	19.67	212
Rear retail area	17.35	187
Kitchen	5.86	63
2 x WC's		
First Floor		
Front office	19.67	212
Front office	16.30	175
Rear office	18.35	198
Kitchen	6.57	71
NIA	103.77	1,118

TENURE

Freehold and may be subject to a short term flexible arrangement with the first floor office occupier. A new lease of the property may also be considered subject to terms to be agreed.

PRICE / RENT

£250,000 or a rent to be agreed, subject to terms.

RATING ASSESSMENT

The property is understood to have two rating assessments in the 2023 list of £6,300 ground floor and £6,500 first floor. We would recommend that further enquiries are directed to the Local Rating Authority (Stafford Borough Council). Interested parties may qualify for Small Business Rates Relief.

SERVICES

The property is heated by gas central heating, has mains electric and water supply. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.



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PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Stafford Borough Council).

EPC

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LEGAL COSTS

Each party is responsible for their own legal costs in connection with a sale.

ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.

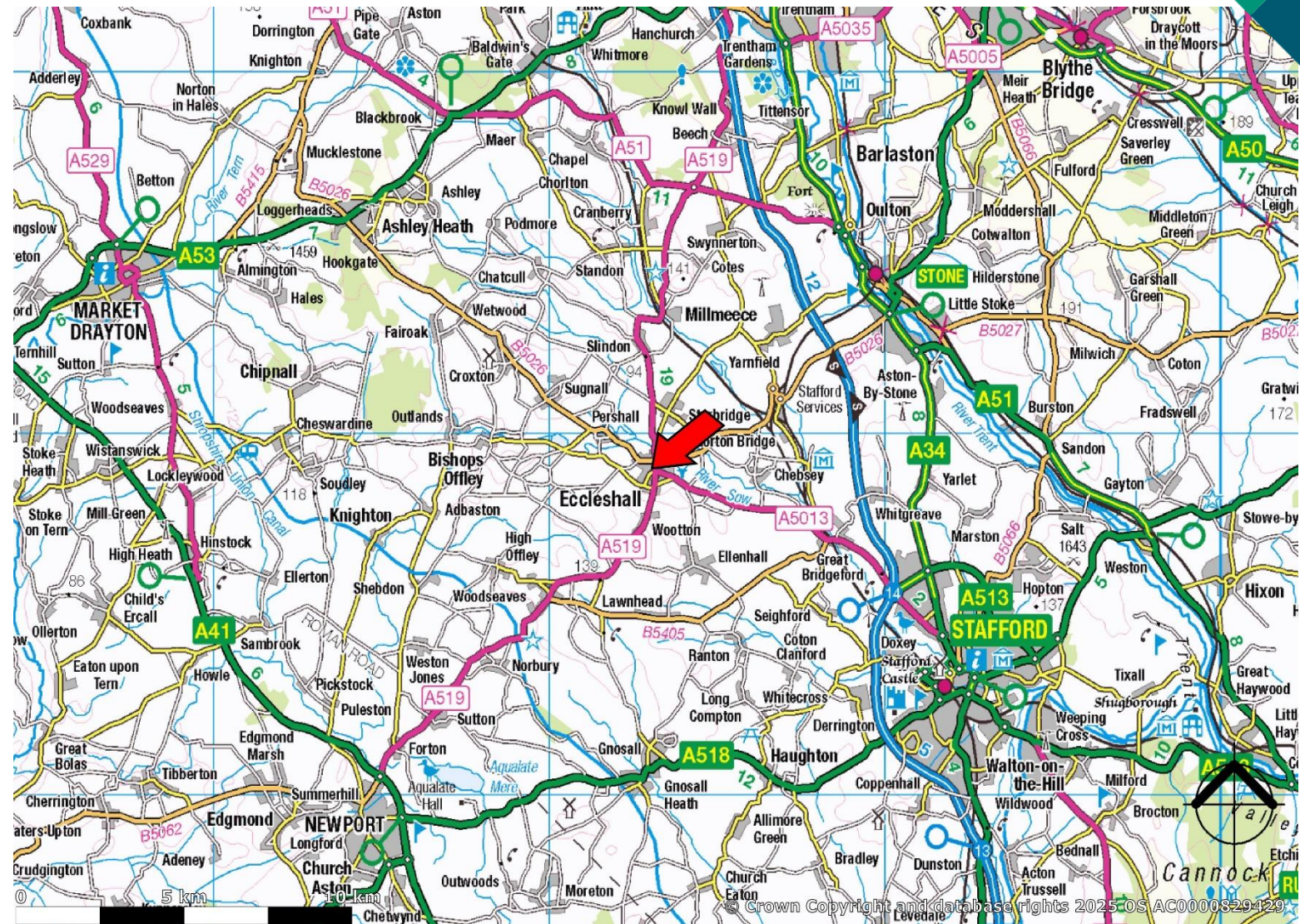
CONTACT

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