

FOR SALE / TO LET

RETAIL & OFFICES

12 STAFFORD STREET, ECCLESHALL, STAFFORD, ST21 6BH



Contact Rob Stevenson: rob@mounseysurveyors.co.uk

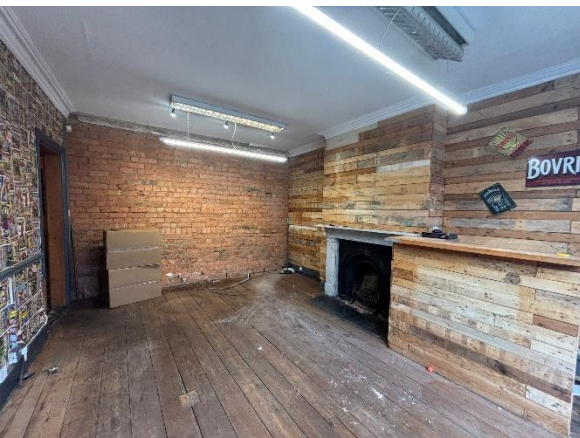
T - 01782 202294

mounseysurveyors.co.uk



RETAIL & OFFICES

12 STAFFORD STREET,
ECCLESHALL, ST21 6BH



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

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.

RETAIL & OFFICES

12 STAFFORD STREET,
ECCLESHALL, ST21 6BH

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.



RETAIL & OFFICES

12 STAFFORD STREET,
ECCLESHALL, ST21 6BH

PLANNING

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

EPC

TBC

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

Rob Stevenson

T: 01782 202294

E: rob@mounseysurveyors.co.uk

Mounsey Chartered Surveyors,
Lakeside, Festival Way, Festival Park,
Stoke-on-Trent, ST1 5PU



Mounsey Surveyors Limited Conditions under which Particulars are issued Messrs. Mounsey Chartered Surveyors for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- no person in the employment of Messrs. Mounsey Chartered Surveyors or any joint agents has any authority to make or give any representation or warranty in relation to this property
- all rentals and prices are quoted exclusive of VAT.
- Mounsey Chartered Surveyors is the trading name of Mounsey Surveyors Limited

Our services

Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

mounseysurveyors.co.uk ☎ 01782 202294



Commercial Agency

Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



Commercial Valuation

We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



Lease Renewal and Rent Review

The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.



Property Management

Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



Residential Valuation

We offer a range of valuations for purposes including Help-to-Buy, shared ownership, matrimonial, probate, pre-purchase, lending and taxation.



Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.