

TRADE COUNTER, WAREHOUSE | TO LET / FOR SALE

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27-34 GREYFRIARS, STAFFORD, ST16 2SE

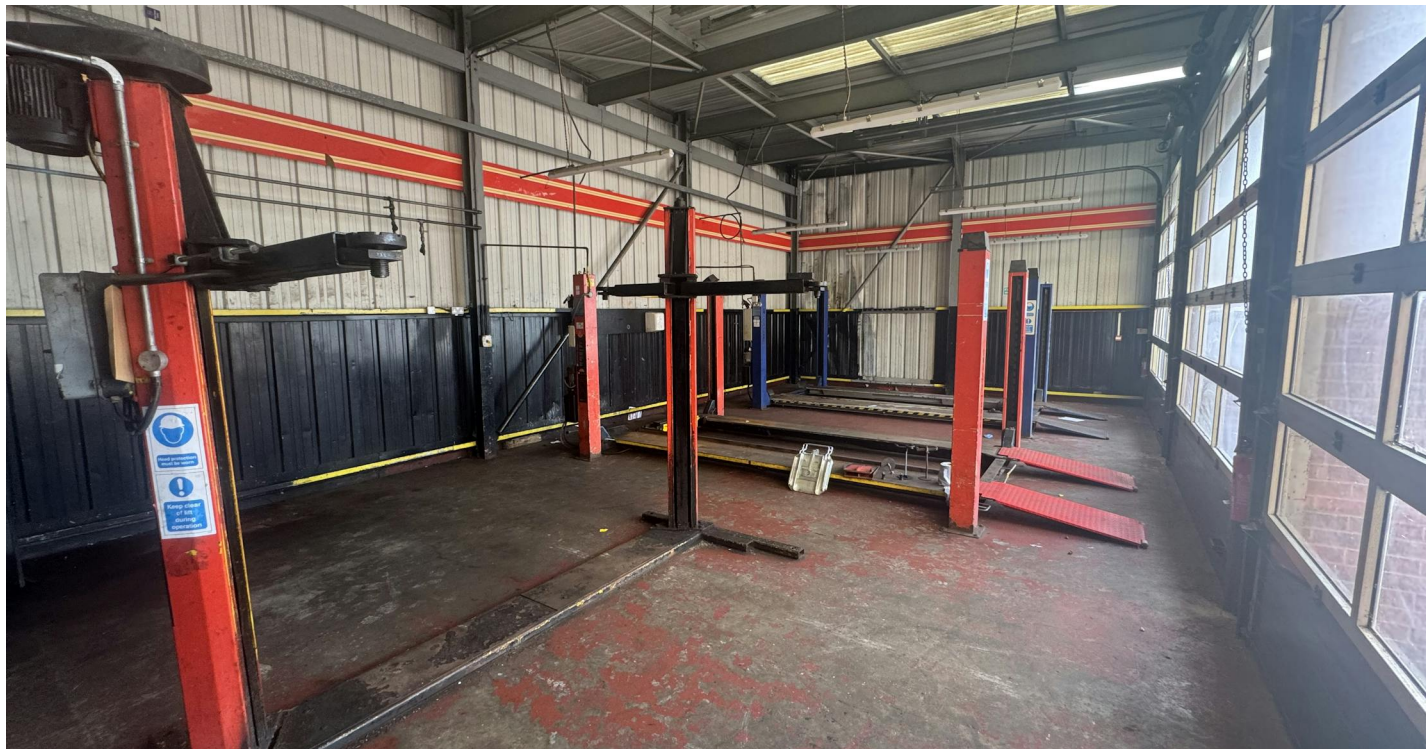
5,760 SQ FT (535.12 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Prominent Former Tyre and Vehicle Repair  
Premises Located on an Arterial Route.

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- Quoting Rental £45,000 PA
  - GIA 5,760 ft<sup>2</sup>
  - Site Area of 0.26 Acres (approx.)
  - Forecourt Parking
  - Available on a Sub-lease Expiring 9th April 2033
  - May be Suitable for Alternative Uses STP
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## DESCRIPTION

A former vehicle repair and tyre fitting garage which comprises of a detached industrial building of steel portal frame construction with a pitched sheeted roof over. The accommodation is arranged over two levels, with a substantial concrete-beamed first floor.

The ground floor benefits from roller shutter loading access, providing vehicular access to the building, it provides predominantly single span space with rear service counter and reception and some smaller cellular ancillary stores. There is an adjoining annex of portal frame construction and provides space suitable for vehicular ramps or additional storage. Access to the first floor is via a concrete stairwell, leading to a large open-plan area providing further storage accommodation. Further benefits include concrete flooring, three phase power, kitchen and WC facilities.

The building occupies a prominent location at the entrance to Greyfriars Retail Park, the building is set within a site of approximately 0.26 acres. The site benefits from an in-and-out driveway providing ease of access and circulation.



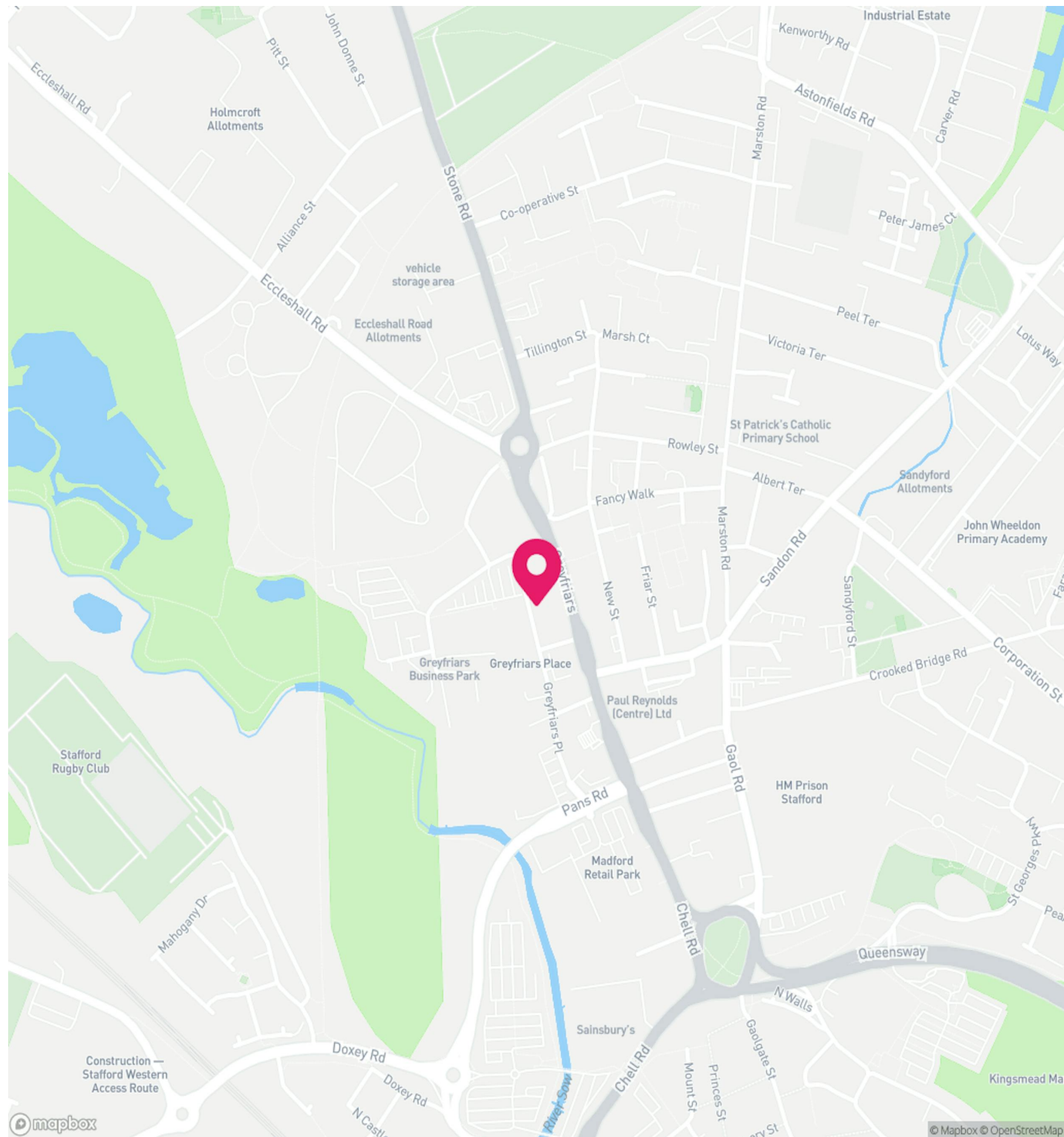
## LOCATION

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The property occupies a prominent trading location on the A34 (Greyfriars Place) and Greyfriars Way which in turn provides access to Greyfriars Retail Park.

The location provides access to the A518 and A513 and lies approximately 2 miles from Junction 14 of the M6 motorway

Nearby occupiers include Halfords, Dunelm, Farmfoods, The Range and Enterprise Rent-A-Car.



## AVAILABILITY

| Name                   | sq ft        | sq m          | Availability |
|------------------------|--------------|---------------|--------------|
| Ground - Trade Counter | 3,294        | 306.02        | Available    |
| 1st - Storage          | 2,466        | 229.10        | Available    |
| <b>Total</b>           | <b>5,760</b> | <b>535.12</b> |              |

## TERMS

The property is available by way of a sub-lease for a term expiring 9th April 2033 at an opening rental of £45,000 per annum.

The freeholder may give consideration to the sale of the freehold investment or subject to vacant possession.

## ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

## SERVICES

We understand that the building has the benefit of all main services connected on, or adjacent to the subject property.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations as to their suitability.

## RATEABLE VALUE

£50,000

## VAT

To be confirmed

## LEGAL FEES

Each party to bear their own costs

## LEASE

Sublease

## RENT

£45,000 per annum

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT



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