

**M****UNIT B**

New  
Retail  
Opportunity



Unit B  
Retail  
Unit  
TO LET  
784 sq.ft  
(73 sq.m)

SHEET ANCHOR EVOLVE  
part of McCare  
Kat Behbahani  
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Madford Retail Park,  
Stafford,  
Staffordshire, ST16 2DL

Local Occupiers Include

**Wickes** **currys** **Jollyes**  
The Pet People



# MADFORD RETAIL PARK

## UNIT B

### DESCRIPTION

Madford Retail Park is situated 0.3 miles to the north east of Stafford town centre in a mixed retail, commercial and residential area. The park is bounded by; a roundabout and Pans Road to the north, the A34 to the east, light industrial properties and a Sainsburys to the south and the River Sow and Pans Road to the west.

### UNIT SIZE

Total Area: 784 sq.ft (72.8 sq.m)

### RENT

Price upon application.

### BUSINESS RATES

Rateable Value: £11,250 from April 2026

### SERVICES

All mains services are available.

### SERVICE CHARGE & INSURANCE

Service Charge: £3,179.62 per annum

Insurance: £350 until 31 March 2026

### ENERGY PERFORMANCE

Further information available upon request.

### PLANNING

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

### LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



9

Retail Units On-Site

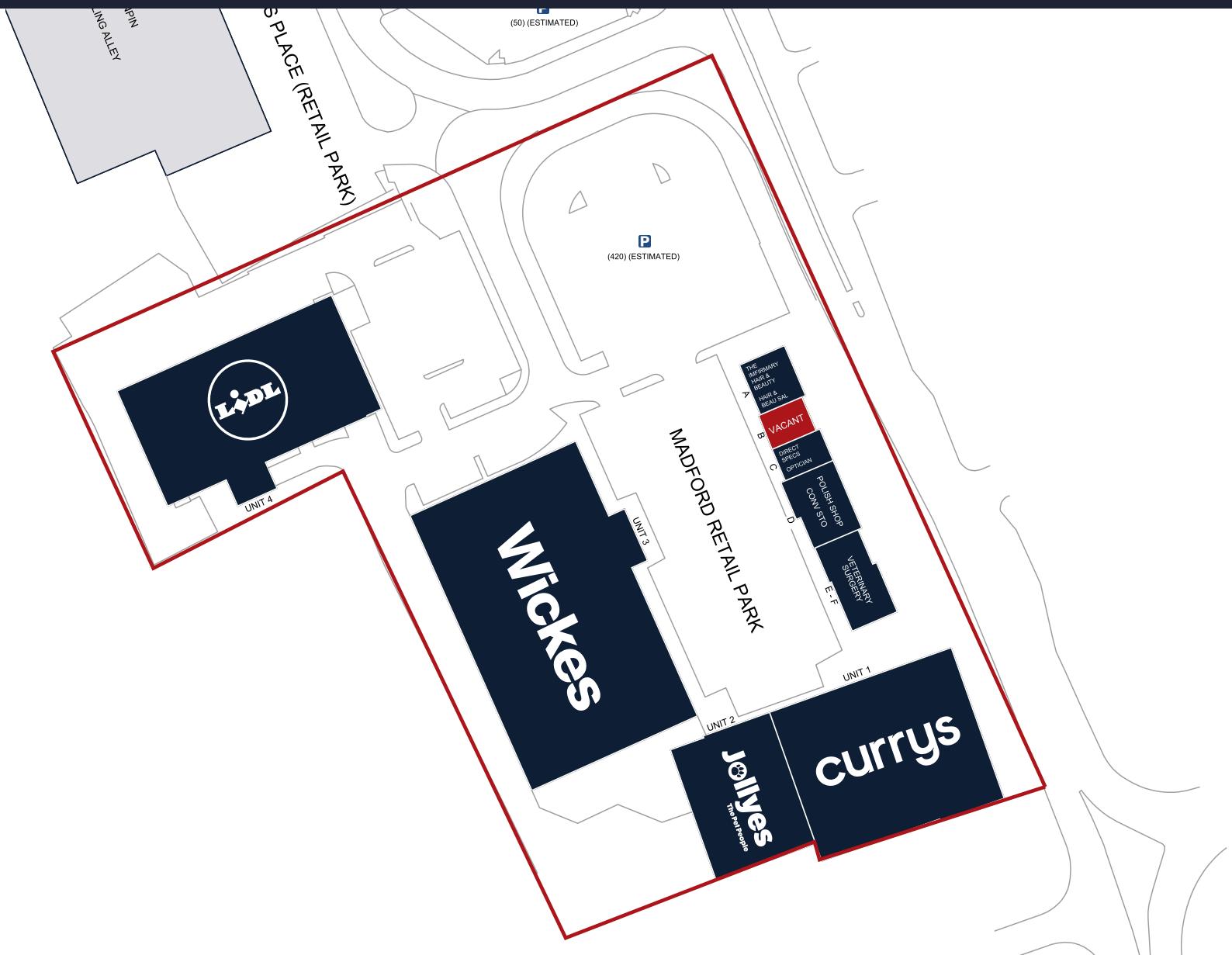


75,431 sq.ft

Total Area

# MADFORD RETAIL PARK

## SITE PLAN



### SHEET ANCHOR EVOLVE

part of M<sup>®</sup>Core



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\*\*Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.

03-02-26 FEB26