

New Retail Opportunity



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

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M UNIT B

Madford Retail Park,
Stafford,
Staffordshire, ST16 2DL

Local Occupiers Include

Wickes **currys**

Jollies
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

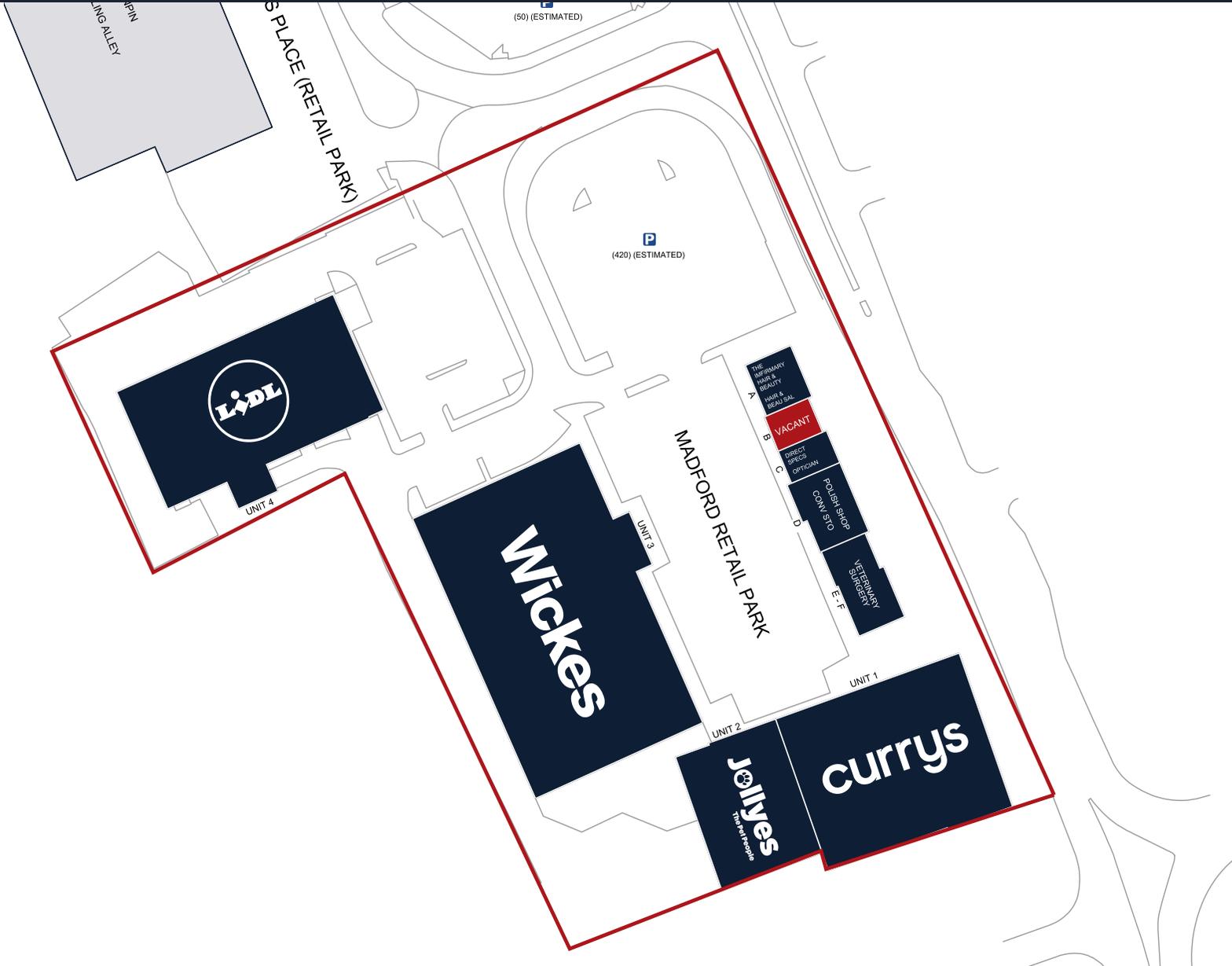


75,431 sq.ft

Total Area

MADFORD RETAIL PARK

SITE PLAN



Kristien Neve

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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.