

**Lot 27, 55 Greengate Street, Stafford,
Staffordshire ST16 2JE**

For sale by Auction on 11th June 2026 (unless sold or withdrawn prior)



Freehold Retail Investment with Development Opportunity

www.acuitus.co.uk

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Property Information

Freehold Retail Investment with Development Opportunity

- Ground floor retail unit let to JG Foods Limited (t/a Grape Tree) until 2032 (1)
- Self contained upper floors with planning to convert into 4 flats
- Total approx. area of 397.34 sq m (4,276) sq ft
- Situated 450m from Stafford Station (West Coast Main Line)
- Prominent position on pedestrianised High Street
- Nearby occupiers include McDonalds, Greggs, Waterstones, TG Jones, Boots, GO Outdoors & Superdrug

Lot

27

Auction

11th June 2026

Rent

£25,000 per Annum Exclusive
with planning for 4 flats on vacant upper floors

Sector

High Street Retail, Planning for 4
Flats, Development

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles

22 miles north of Birmingham, 13 miles south of Stoke-on-Trent

Roads

M6, A518, A34

Rail

Stafford Railway Station

Air

Birmingham International Airport

Situation

Stafford is a popular county town and the administrative centre of Staffordshire. The property is situated within Stafford town centre on Greengate Street at the junction of Martin Street, just south of Market Square. Guildhall Shopping Centre is located within a 3 minute walk and nearby occupiers include McDonalds, Greggs, Waterstones, TG Jones, Boots, GO Outdoors & Superdrug.

Tenure

Freehold.

Description

The property comprises a ground floor retail unit together with self contained and separately access ancillary accommodation on the upper two floors. The upper floors benefit from a separate rear access and prior approval to convert to the first and second floors to 4 flats (2 x 1 bed and 2 x 2 bed).

VAT

VAT is applicable to this lot.

Planning

Prior Approval was granted on 26/03/2026 by Stafford Borough Council under planning ref 26/41761/POTH for the conversion of first and second floor to four self contained apartments.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

| Floor | Use | Floor Areas Approx sq m | Floor Areas Approx sq ft | Tenant | Term | Rent p.a.x. | Rent Review |
|--------------|--------|----------------------------|-----------------------------|---------------------------------|--------------------------|----------------|-------------|
| Ground | Retail | 145.07 | (1,562) | JG FOODS LIMITED t/a Grape Tree | 10 years from 29/09/2022 | £25,000 | 29/09/2027 |
| Pt Ground | | 18.47 | (198) | VACANT | - | - | - |
| First | | 119.30 | (1,284) | | | | |
| Second | | 114.50 | (1,232) | | | | |
| Total | | 397.34 | (4,276) | | | £25,000 | |

(1) The lease provides a Tenant option to determine on 29/09/2027

N.B. The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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Contacts

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