



# To Let

New Wharf Road, Biddulph, Staffordshire,  
ST8 6AR

Adjacent to New Argos store sizes from 618 sq ft up to 3,654 sq ft

[avisonyoungretail.co.uk](http://avisonyoungretail.co.uk)

AVISON  
YOUNG

## Highlights



Size

**618 -3,654 sq ft**



Planning Consent

**E(α)** other uses possible  
(STP)



Prominent location

**Prime High  
Street**



Parking Spaces

**365**



client

**Sainsburys**

### Location

Biddulph is a town in Staffordshire, 8.5 miles north of Stoke-on-Trent and 4.5 miles south east of Congleton, Cheshire The development fronts the main high street in the town centre. Adjacent to Argos and Sainsbury's.

### Description

New retail units available within Biddulph town centre. The property is arranged as follows providing the following approximate internal floor areas:

Unit	Sq m	Sq ft
A	63.7	686
B	101	1,088
C	101.2	1,090
D	101.3	1,090
<b>Total</b>	<b>367.2</b>	<b>3,954</b>

### Quoting Rent

Unit	Rent
A	£11,000
B	£12,750
C	£13,000
D	£13,250

### Lease Terms

The unit are available by way of a new effectively full repairing and insuring lease for a term to be agreed.

### Business rates

Interested parties may benefit from rates relief if applicable and should carry out their own investigations.

### Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

### EPC

An EPC certificate can be made available upon request.

### VAT

VAT if applicable will be charged at the standard rate.

**The link below provides access to the new Sainsbury's UK Property Website which provides full details on all our Sainsbury's/Argos disposals.**

<https://sainsburysproperties.co.uk/>

**For more information please contact:**

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