

## TO LET Retail Units

New Wharf Road, Biddulph  
Staffordshire, ST8 6AR

### Key information

- ❑ Prime High Street Location
- ❑ Planning User E(a) - other uses possible subject to necessary consents
- ❑ 686-3,954 sq ft
- ❑ 365 parking spaces

### Contact

Rian Dunne – 07780 209737  
rian.dunne@rapleys.com

Ella Traynor – 07958 028582  
ella.traynor@rapleys.com

# Sainsbury's



## 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.

## Accommodation

New retail units available within Biddulph town centre.

The property is arranged as follows providing the following approximate internal floor areas:-

	Sq m	Sq ft
Unit A	63.70	686
Unit B	101.00	1,088
Unit C	101.20	1,090
Unit D	101.30	1,090
<b>Total</b>	<b>367.20</b>	<b>3,954</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

## Energy Performance Rating

An EPC certificate can be made available upon request.

## Terms

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

## Tenure

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

## Legal Costs

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

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.



## Rating

We are advised that the Rateable Value for the properties are:-

	Rateable Value
Unit A	£10,000
Unit B	£12,250
Unit C	£12,250
Unit D	£12,250

The UBR for 2024/25 is 49.9p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

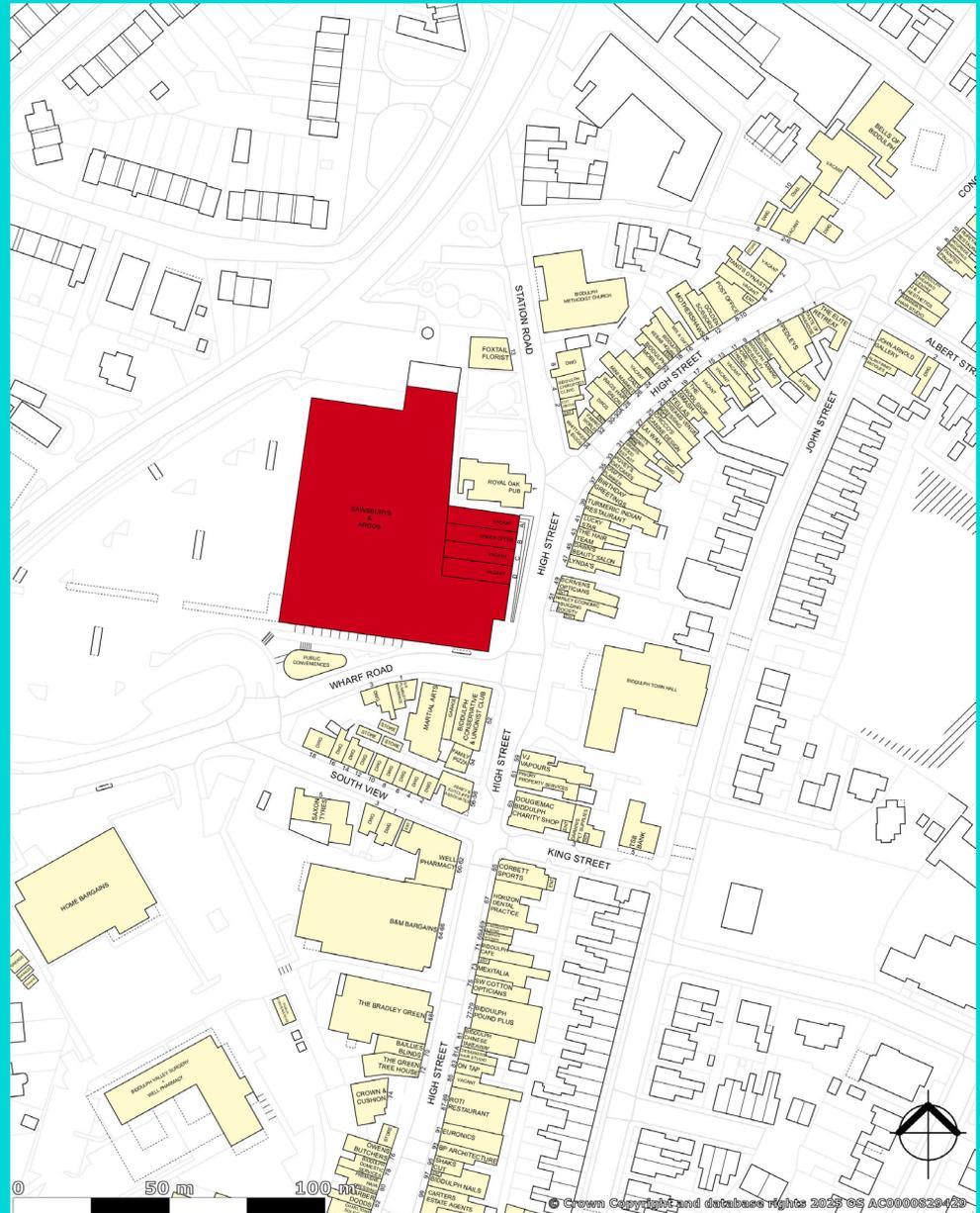
## Viewing

Strictly via the sole letting agent only.

## Additional Information

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

## [Sainsbury's Property Disposals](#)



## About us

Rapleys is an **action-oriented** property consultancy, offering building consultancy, commercial, planning and residential property services, operating from seven offices across the UK:

- Birmingham
- Bristol
- Cambridge
- Cardiff
- Edinburgh
- Huntingdon
- London
- Manchester



For further details contact:

Rian Dunne – 07780 209737  
rian.dunne@rapleys.com

Ella Traynor – 07958 028582  
ella.Traynor@rapleys.com

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales.  
Registration No: OC308311. Registered Office at Unit 3a, Incubator One, Alconbury Weald,  
Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS.

Any maps are for identification purposes only and should not be relied upon for accuracy.  
Crown Copyright and database rights 2018 Licence No. 100004619.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were produced in March 2025.

rapleys.com  
0370 777 6292

CAN RAPLEYS HELP WITH THE BELOW ADDITIONAL PROPERTY SERVICES?

### Industries



- Automotive & Roadside
- Care & Retirement
- Charities/Not-for-Profit
- Data Centres
- Education
- Health & Animal Welfare
- Industrial & Logistics
- Life Sciences
- Local Authority
- Offices
- Renewables
- Residential
- Retail & Leisure
- Transport & Infrastructure

### Services



- Building Consultancy
- Commercial Agency
- Compulsory Purchase
- Cost Management
- Development Agency & Consultancy
- Environmental Impact Assessment
- Investment
- Lease Consultancy
- Neighbourly Matters
- Project Management
- Property Management
- Rating
- Strategic Land
- Town Planning
- Valuation
- Viability/Affordable Housing



CREATIVE | PROACTIVE | CONNECTED

RAPLEYS