

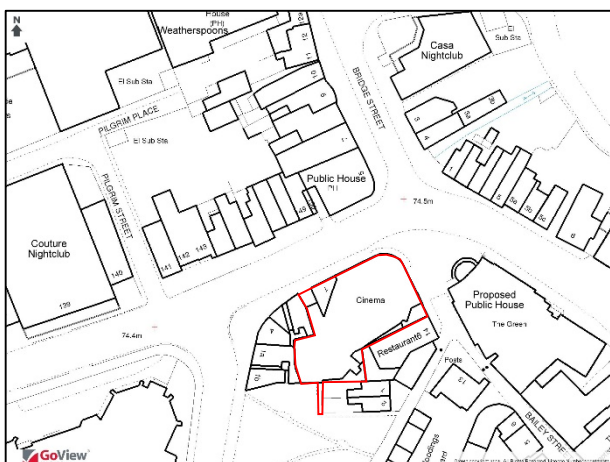


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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Prominently Situated Cinema For Sale or To Let in Stafford



- **The Stafford Cinema, Newport Road, Stafford, Staffordshire, ST17 4BD**
- **12,025 sq.ft. (1,117 sq.m.)**
- **Prominent town centre location**
- **Landmark building**
- **The freehold includes income from two separately let shops**
- **Centrally heated**
- **Suitable for alternative leisure uses subject to planning consent**
- **Close to new leisure development currently under construction**
- **Seating for 610 customers**

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LOCATION

The property is prominently situated at the southern end of Stafford town centre at the junctions of Lichfield Road with Bridge Street and Newport Road and in an area characterised by a mix of retail and leisure uses. The premises are close to Wetherspoon's Picture House outlet, the Casa Bar and the Couture and Noir et Blanc Nightclubs. A new leisure complex is currently under construction in the vicinity and will include a multi-screen Odeon cinema together with four restaurant outlets including, and subject to confirmation, Nando's, Chiquitos and Prezzo.

DESCRIPTION

The Stafford Cinema is an imposing landmark building with a striking entrance feature and was built in the 1930s as an Odeon in a style of architecture typical of picture houses of that period. It is essentially of two-storey brick construction with flat and pitched roof coverings with the original circle sub-divided some years ago to provide two additional cinema screens at first floor level. Although currently in use as a cinema, the building would be suitable for a wide variety of alternative commercial purposes subject to the appropriate planning consent and might be of particular interest to licensed and leisure operators given its proximity to similar operations. The property also includes two retail units, one of which is currently vacant with the other leased to an Insurance Broker.

ACCOMMODATION (all dimensions and areas referred to in these particulars are approximate)

PROPERTY	FLOOR	DESCRIPTION	NET FLOOR AREA (SQ.FT.)	NET FLOOR AREA (SQ.M.)
The Cinema	GROUND	Entrance foyer, concessions stand, plant room, three storerooms, projection room, Screen No. 1 with 320 person seating capacity and male and female WC facilities	12,025	1,117
	FIRST	Circle lounge leading to Screen 2 with seating capacity for 150 persons, Screen 3 accommodating 140 persons, male and female WC facilities, projection room, manager's office and kitchenette.		
TOTAL NET FLOOR AREA			12,025	1,117
EXTERNAL access to basement boiler house and storerooms. Small yard area at rear.				
1 Newport Road	GROUND	Retail area and store	295	27.40
	FIRST	Office and store	205	19.04
TOTAL NET FLOOR AREA			500	46.44
2 Bailey Street	GROUND	Retail area	190	17.65
TOTAL NET FLOOR AREA			190	17.65

TENANCIES

The cinema is offered with vacant possession although there is currently a lease in place that will terminate in December 2017. The present operator is prepared to agree an earlier surrender. Nos. 1 Newport Road and 2 Bailey Street are, and have been, subject to separate sub-lettings, details of which will be provided on request. The insurance brokers are holding over. The total current rental income from the sub-let parts is £9,000 per annum. The second unit has been previously let as a barbers at £5,250 per annum but has been recently vacated.

SERVICES

Mains water, electricity and drainage are connected to the Cinema which is centrally heated by hot water radiators fed by an oil-fired boiler located in the basement.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the Cinema is £19,500 with uniform business rates payable of £9,478.66 for the year ending March 2018. Please note that the rates payable calculation may vary as a consequence of transitional relief provisions. These details have been based on the information provided by the Valuation Office's website and should be double-checked by any party intending to enter into any commitment that relies on their accuracy.

EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 159 within Band G. A full certificate with recommendations will be provided on request.

PRICE

Offers in the region of **£750,000** are invited for the benefit of the freehold interest in the property. VAT is not applicable in this instance. As an alternative, the vendor is prepared to consider entering into either an overriding lease of the building or the letting of the cinema part alone on full repairing and insuring terms to be agreed.

LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the sale or letting, together with any Stamp Duty and VAT due thereon.

VIEWING

By arrangement with the Agent's Stafford offices.

The premises are offered subject to contract and to being unsold/unlet. In the event of a sale, confirmation of the tenure will be provided by the vendor's solicitors during pre-contract enquiries.

VACANT POSSESSION OF THE CINEMA PART WILL BE GIVEN ON COMPLETION

BP/3938 05.01.2018