



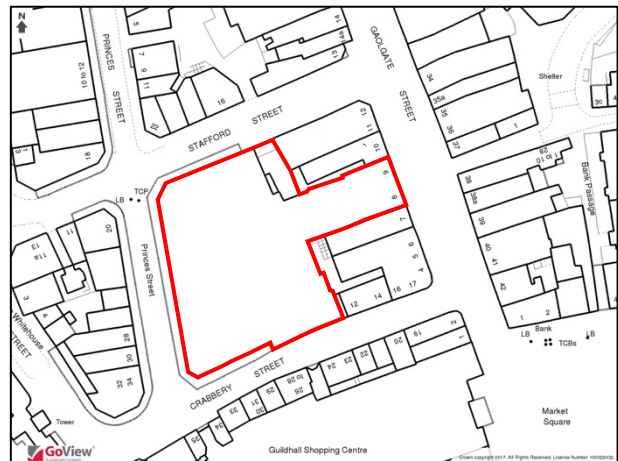
MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

BY INSTRUCTIONS OF CENTRAL MIDLANDS ESTATES LIMITED

**Former Department Store
For Sale
in
Stafford
Town Centre**



- **No. 9 Gaolgate Street, Stafford, Staffordshire, ST16 2BG**
- **56,360 sq.ft. (5,236 sq.m.) on two levels with basement**
- **Former department store**
- **Prime location**
- **Close to branches of O2, EE, Costa Coffee, Sports Direct, Ryman**
- **Boots Opticians, Milletts, Santander, Ernest Jones, Specsavers nearby**
- **Offering occupation, redevelopment and investment opportunities**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

TEL: 01785 244400 FAX: 01785 244901

mailbox@millarsandy.com www.millarsandy.com

LOCATION

The property is situated in Stafford town centre on the west side of the pedestrianised Gaolgate Street and forms most of a block having frontages to Crabbery Street, Princes Street and Stafford Street. Multiple retailers in the immediate vicinity include BOOTS OPTICIANS, O2, EE, COSTA COFFEE, ERNEST JONES, SPORTS DIRECT and RYMAN.

DESCRIPTION

The property comprises a now vacant prime located former department store of two-storey brick and flat-roofed construction providing retail and ancillary space on two levels with entrances from, and extensive glazed frontages to, Gaolgate Street, Crabbery Street, Princes Street and Stafford Street.

The availability of the building provides an ideal opportunity for a purchaser interested in acquiring premises suitable for owner occupier, development and potential investment purposes.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
Ground and First with Basement	Retail area	56,360	5,236
EXTERNAL shared service yard with access for loading and unloading purposes from Stafford Street.			

SERVICES

All mains services are connected to certain parts.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The property is currently listed with a rateable value of £157,000. 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

For Energy Performance Certification purposes the property has been rated at 86 within Band D. A full certificate with recommendations will be provided on request.

TOWN PLANNING

No consultations with the local planning authority have been undertaken and prospective purchasers are accordingly advised to direct enquiries regarding the future use or development of the department store to Stafford Borough Council's Planning Department. Tel: 01785 619337. Email: planning@staffordbc.gov.uk.

PRICE

Offers in the region of **£950,000** are invited for the benefit of the freehold interest in the property. VAT is applicable in this instance.

LEGAL COSTS

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

VIEWING

By arrangement with the Agents' Stafford Offices.

The property is freehold and offered subject to contract and to being unsold. Confirmation of the tenure will be provided during the pre-contract enquiry process. The plan forming part of these particulars is provided for identification purposes only.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/4029

01.09.2022