



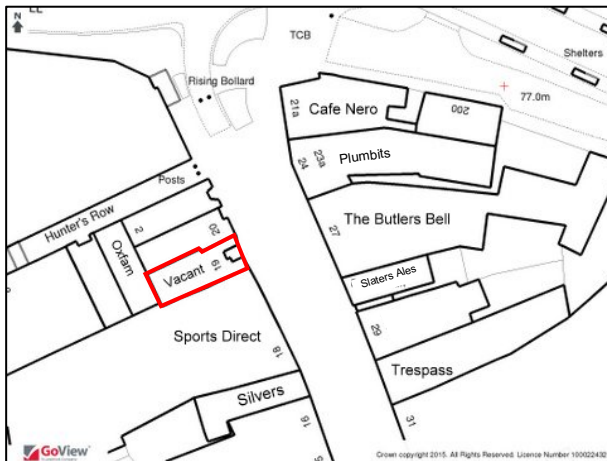
MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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www.millarsandy.com

BY INSTRUCTIONS OF EROBROOK LIMITED

**Prime Retail Premises
For Sale or To Let
in
Stafford
Town Centre**



- **No. 19 Gaolgate Street, Stafford, Staffordshire, ST16 2BQ**
- **2,135 sq.ft. (198.35 sq.m.)**
- **Adjacent to Sports Direct**
- **Opposite Wetherspoons, Edinburgh Woollen Mill, Caffé Nero, Trespass**
- **Near to Hogarths Public House**
- **Suit investors and owner occupiers**

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LOCATION

The property occupies a prime trading position in Stafford town centre and lies on the west side of the pedestrianised Gaolgate Street between its junctions with Stafford Street and Gaol Square. Branches of multiple retailers including, TRESPASS, ADMIRAL AMUSEMENTS and SPORTS DIRECT along with several others are close by. THE BUTLER'S BELL (Wetherspoons), CAFFE NERO, SLATERS ALES and HOGARTHS (Amber Taverns), all in the hospitality sector, are also represented in this part of the high street.

DESCRIPTION

The property comprises a two-storey building of brick construction providing accommodation arranged on the ground and first floors with a sizeable rectangular sales area and a staircase leading to staff facilities and ancillary storage space on the upper level with rooftop servicing.

The premises have been used for a number of years for the sale of menswear and most recently as a betting shop but would be suitable for a wide variety of alternative trading types or possibly for non-retail use subject to any planning consent considered appropriate by the relevant local authority.

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

DESCRIPTION	IMPERIAL	METRIC
Gross Frontage	19ft.0ins.	5.79m.
Net Frontage	18ft.6ins.	5.64m.
Shop Depth	58ft.9ins.	17.91m.
Ground Floor Sales Area	1,110 sq.ft.	103.12 sq.m.
First Floor Ancillary Area	1,025 sq.ft.	95.23 sq.m.
TOTAL NET FLOOR AREA	2,135 sq.ft.	198.35 sq.m.
EXTERNAL rooftop servicing and loading through the adjoining Hunters Row development.		

SERVICES

Mains water, electricity and drainage are connected.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property is £12,750 with uniform business rates payable of £6,362.25 for the year ending March 2021. 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 74 within Band C. A full certificate with recommendations will be provided on request.

PRICE

Offers in the region of **£200,000** are invited for the benefit of the 125 year-long leasehold interest in the property. This dates from the 6th September 1973 with approximately 47 years unexpired. A service charge is also applicable. VAT does not apply in this case. As an alternative, the vendor is prepared to consider the leasing of the premises on terms to be agreed at a rental of **£9,950** per annum.

LEGAL COSTS

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

VIEWING

By arrangement with the Agents' Stafford offices.

The premises are offered subject to contract and to being unsold. The photographs incorporated within these particulars may not show the current position in terms of the neighbouring traders.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/3624

15.07.2021