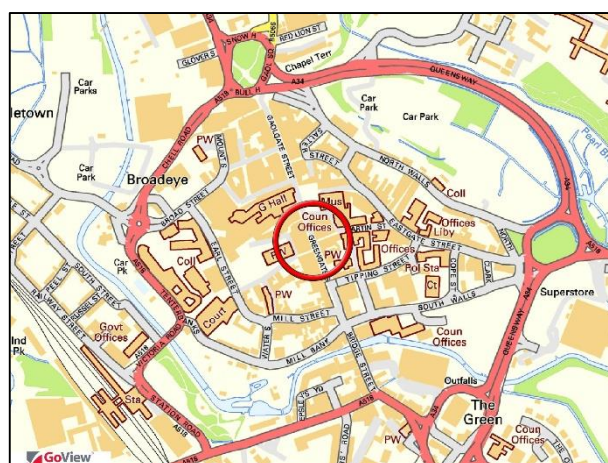
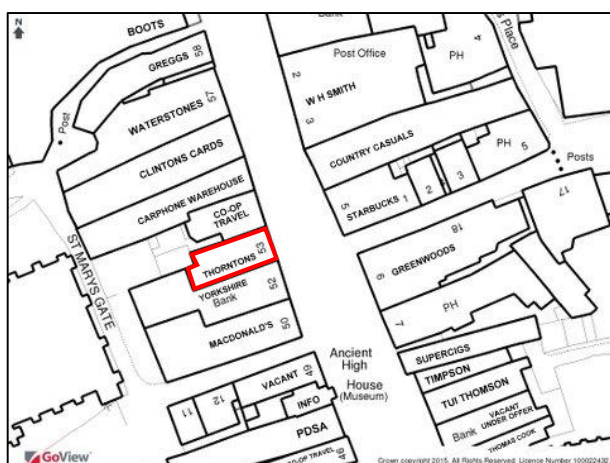




COMMERCIAL INDUSTRIAL PROPERTY CONSULTANTS

Freehold Retail Investment For Sale in Stafford Town Centre



- **No. 53 Greengate Street, Stafford, Staffordshire, ST16 2JE**
- 1,598 sq.ft. (148.46 sq.m.)
- Currently let to Thorntons plc
- Adjacent to Co-op Travel and Yorkshire Bank
- Opposite Starbucks, Country Casuals, Clintons and Greenwoods
- W H Smith, McDonalds, Waterstones, Boots and Carphone Warehouse close by

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

TEL. 01785 244400 FAX. 01785 244901

mailbox@millarsandy.com

www.millarsandy.com

LOCATION

The property is prominently situated in Stafford town centre on the west side of the pedestrianised Greengate Street, between its junctions with Market Square and St Mary's Passage and immediately adjacent to CO-OP TRAVEL and YORKSHIRE BANK. Branches of MCDONALDS, SAVERS, STARBUCKS, CARPHONE WAREHOUSE, CLINTONS, TIMPSON, W H SMITH, COUNTRY CASUALS and WATERSTONES are in the immediate vicinity.

DESCRIPTION

The property comprises a retail unit of three-storey brick and tile construction with a timber framed shop front and provides a sales area on the ground floor together with ancillary stockroom space at first and second floor levels.

The property is currently tenanted by Thorntons plc on a lease expiring in 2019 and the availability of the freehold interest offers an ideal opportunity for a purchaser to acquire a high street investment on a part of the town's trading thoroughfare that has seen little tenant turnover in recent years.

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

	IMPERIAL	METRIC
Gross Frontage	20ft.	6.10m.
Net Frontage	19ft.3ins.	5.87m.
Maximum Width	19ft.3ins.	5.87m.
Shop Depth	40ft.10ins.	12.45m.
NET SALES AREA	556 SQ.FT.	51.65 SQ.M.
First Floor - Storage and staff	453 sq.ft.	42.09 sq.m.
Second Floor - Storage	589 sq.ft.	54.72 sq.m.
TOTAL NET FLOOR AREA	1,598 SQ.FT.	148.46 SQ.M.

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 £38,000 with uniform business rates payable of £18,734 for the year ending March 2016.

EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 93 within Band D. A full certificate with recommendations will be provided on request.

TENANCY

The premises are currently subject to a five year full repairing and insuring lease dating from the 31st January 2014 at a rental of **£30,500** per annum, exclusive of rates and VAT, without review. The lease includes a tenant option to terminate the tenancy on the 30th January 2017 at six months' notice. The landlord has a long-standing licence agreement with the owner of the adjacent No. 54 Greengate Street to allow the occupier of No. 53 Greengate Street a right of passage to the rear service road. The licence fee is £500 per annum resulting in a net annual rental income receivable of £30,000.

PRICE

Offers in the region of **£485,000**, exclusive of VAT if applicable, are invited for the benefit of the freehold interest.

LEGAL COSTS

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

VIEWING

By arrangement with the Agents' Stafford Offices.

The property is understood to be freehold and is offered subject to contract and to the existing tenancy. Confirmation of the tenure will be provided during pre-contract enquiries.

BP/3886

22/04/15

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