



MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

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BY INSTRUCTIONS OF ANNIKA PROPERTIES LIMITED

**Retail Investment
For Sale
in
Stafford
Town Centre**



- **No. 18 Gaolgate Street, Stafford, Staffordshire, ST16 2BQ**
- **22,600 sq.ft. (2,099.54 sq.m.)**
- **Dual frontage to Gaolgate Street and Princes Street**
- **Opposite The Butler's Bell, Ryman and Café Nero**
- **Near to Hogarths Public House, Iceland, British Heart and Home Bargains**
- **Currently producing £25,000 per annum**
- **Potential for future division and residential development**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

TEL: 01785 244400 FAX: 01785 244901

mailbox@millarsandy.com www.millarsandy.com

LOCATION

The property occupies an important 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 and with a secondary frontage to Princes Street. Branches of multiples including THE BUTLER'S BELL, HOGARTHS (Amber Taverns) and CAFÉ NERO, all in the hospitality sector, are also represented in this part of the main street. ICELAND, BRITISH HEART and HOME BARGAINS have trading presences at the rear.

DESCRIPTION

The property comprises a two-storey building of flat-roofed brick construction providing accommodation arranged on the ground and first floors with a sizeable rectangular sales area provision and staircase and goods lifts access to staff facilities and ancillary storage space on the upper level.

The premises were originally occupied by Sports Direct for a number of years for the sale of sporting items and leisure wear but is now let and used as a charity shop and foodbank.

The property would be suitable for a wide variety of alternative trading types if it became available with vacant possession in the future or possibly for non-retail use with potential for the redevelopment of the upper parts for residential purposes subject to planning consent.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
Ground	Sales area	11,300	1,049.77
First	Storage, staff and toilet facilities	11,300	1,049.77
TOTAL GROSS FLOOR AREA		22,600	2,099.54

EXTERNAL side servicing access from Stafford Street.

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 £126,000 from April 2023. 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 rely on their accuracy.

EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 50 within Band B. A full certificate with recommendations will be provided on request.

TOWN PLANNING

Planning Application No. 22/35882/FUL, validated on the 22nd September 2022, was lodged with Stafford Borough Council requesting consent for the redevelopment of the property to provide six retail outlets on the ground floor and eight residential units at first floor level with plans showing a mixture of two- and three-bedroomed apartments. Copies of the relevant drawings illustrating the proposed scheme can be provided on request. The application was, however, subsequently withdrawn by the previous owner prior to determination.

TENANCY

The property is subject to a three-year full repairing letting to Eileen Jordan dating from the at a rental of £25,000 per annum without review but with a tenant-only exercisable break option to take effect at the end of the second year. The landlord insures the building and then recharges the tenant the cost thereof. The permitted use is as a charity shop and foodbank within Class E(a) as defined in The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

PRICE

Offers in the region of **£275,000** are invited for the benefit of the freehold interest in the property subject to the existing tenancy. VAT is applicable in this case.

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 property is offered subject to contract, subject to the tenancy and to being unsold.

BP/4212

16.03.2026

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