

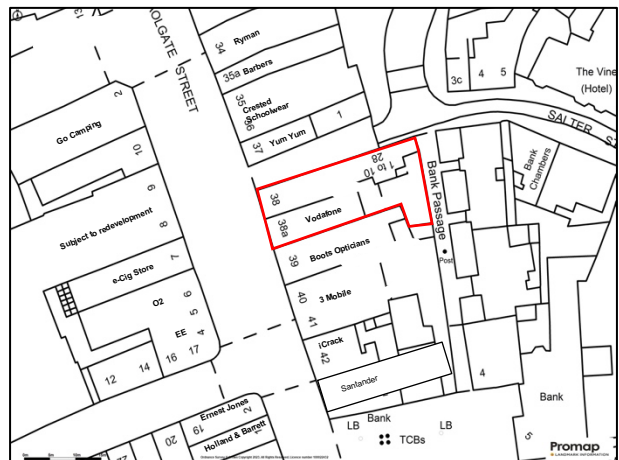


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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www.millarsandy.com

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



- **Nos. 38 & 38a Gaolgate Street, Stafford, Staffordshire, ST16 2NR**
- **Comprising two fully let retail units with residential apartments above**
- **Retail units - 2,290 sq.ft. (212.75 sq.m.)**
- **Currently producing a rental income of £32,250 per annum**
- **Opportunity to acquire a substantial freehold interest in the centre of the town**
- **Close to Ryman, O2, EE, 3 Mobile, Santander and Boots Opticians**
- **One unit let to Vodafone**
- **Prominent trading position**
- **Opposite proposed redevelopment of the former Co-op Department store**
- **Extensive return frontage**
- **Rear servicing**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

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LOCATION

The property is prominently situated and occupies a prime position in Stafford Town Centre lying on the east side of the pedestrianised Gaolgate Street at its junction with Salter Street. Branches of RYMAN, O2, VODAFONE, 3 MOBILE, BOOTS OPTICIANS and EE are located in the vicinity. The proposed redevelopment of the former Co-op department store opposite should enhance the location going forward.

DESCRIPTION

The property comprises two retail units forming the ground floor of a three-storey building with the separately owned upper floors providing nine studio and five one-bedroomed flats accessed from Salter Street and known as No. 28.

The two retail units are tenanted on full repairing and insuring leases with the upper floors subject to a long leasehold interest.

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

FLOOR	DESCRIPTION	IMPERIAL	METRIC
Ground	No. 38 - Retail Unit	1,430	132.85
	No. 38a - Retail Unit (including part first floor)	860	79.90
	Entrance to flats		
First and Second	No 28 - providing fourteen flats	5,160	479.47
	TOTAL NET FLOOR AREA	7,450	692.22
EXTERNAL rear shared enclosed yardage surfaced in tarmacadam with vehicular access from Bank Passage.			

SERVICES

All mains services are available.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council.

EPCS

The Energy Performance Certificate issued for No. 38 indicates an Asset Rating of 74 within Band C and that for No. 38a, 63 also within Band C. Full certificates with recommendations will be provided on request. The flats above are subject to individual assessments.

TENANCIES

No. 38 is subject to a tenancy to Gareth and Stephanie Curran on a five full repairing and insuring lease from the 4th June 2024 at a rental of £18,000 per annum with a tenant break option with effect on the 1st December 2026. The permitted use is as a café with soft play areas.

No. 38a is subject to a tenancy to Vodafone Limited on a five full repairing and insuring lease from the 2nd April 2025 at a rental of £14,250 per annum with a tenant break option exercisable with effect on the 1st March 2028. The permitted use is as mobile phone shop.

No. 28 Salter Street is held on a long leasehold interest for a term of 125 years from the 25th December 2013 at a peppercorn rental. That interest, which is in separate ownership, is also currently on the market.

The leases include provisions for an apportioned service charge.

PRICE

Offers in the region of **£350,000** are invited for the benefit of the freehold interest currently producing an income of £32,250 per annum per annum. VAT is applicable in this instance.

LEGAL COSTS

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

VIEWING

By arrangement with Millar Sandy's Stafford Office.

The premises are offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/4226

17.06.2025