



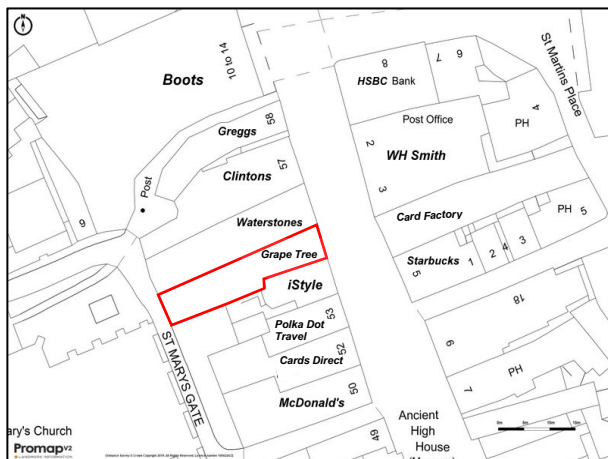
**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

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www.millarsandy.com

BY INSTRUCTIONS OF FOSSE WAY INVESTMENTS LIMITED

## Prime Retail Investment For Sale in Stafford Town Centre



### • No. 55 Greengate Street, Stafford, Staffordshire, ST16 2JE

- 3,715 sq.ft. (345.12 sq.m.)
- Opportunity to acquire a freehold in the centre of Stafford
- Ground Floor let to Grape Tree, a national retailer
- Residential development opportunity on upper floors
- Adjacent to Waterstones and opposite TG Jones (rebranded WH Smith)
- Pandora, Clintons, McDonalds, Greggs, Polka Dot Travel and Boots close by
- Prominent prime retail location
- Vehicular servicing at rear

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## LOCATION

The property is prominently situated in Stafford town centre in a prime trading location on the west side of the pedestrianised Greengate Street, between its junctions with Market Square and St Mary's Passage and adjacent to **WATERSTONES**. Branches of **BOOTS**, **MCDONALDS**, **WH SMITH**, **STARBUCKS**, **GREGGS**, **TIMPSON**, **PANDORA** and **CLINTONS** are located in the immediate vicinity.

## DESCRIPTION

The property comprises a three-storey brick and tile building providing accommodation arranged on the ground, first, and second floors with the benefit of rear vehicle servicing from St Mary's Place

The ground floor retail unit is currently let to JG Foods Limited trading as Grape Tree, a retailer of health foods and wellbeing products with over 165 branches nationwide.

The first and second floor accommodation is accessed via a self-contained entrance from the rear and has been refurbished to a high standard. The space would suit an office user but also has the potential for conversion to residential.

The availability of the freehold interest in the property offers an ideal opportunity for an investor to acquire a prime located income producing investment with residential development possibilities in relation to the upper floors.

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

FLOOR	DESCRIPTION	IMPERIAL	METRIC
GROUND	Sales and ancillary areas	1,780 sq.ft.	165.36 sq.m.
FIRST & SECOND	Office/Conversion Space	1,935 sq.ft.	125.88 sq.m.
	<b>TOTAL NET FLOOR AREA</b>	<b>3,715 SQ.FT.</b>	<b>345.12 SQ.M.</b>
<b>EXTERNAL</b> rear servicing from St Mary's Gate.			

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The ground floor retail premises are currently listed with a rateable value of £29,500. The part ground, first and second floor area are currently listed with a rateable value of £17,250. 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 any commitment that relies on their accuracy.

## EPCS

The Energy Performance Certificate issued for the ground floor retail premises indicates an Asset Rating of 35 within Band B with the first floor listed with an Asset Rating of 39 within Band B. Full certificates with recommendations will be provided on request.

## THE TENANCY

The ground floor retail area is subject to a tenancy to JG Foods Limited, trading as Grape Tree, on a ten year effectively full repairing and insuring lease from the 29<sup>th</sup> September 2022 at a rental of £25,000 per annum subject to a rent review and tenant only break option on the fifth anniversary of the lease commencement date.

## PRICE

Offers in the region of **£350,000** are invited for the benefit of the freehold interest with part vacant possession.

## VAT

VAT is applicable on the purchase price.

## 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 Millar Sandy's Stafford Offices or through through the joint agents, Burley Browne. Tel: 0121 362 1530. Contact: David Hemming.

The property is freehold and offered subject to contract, the existing tenancy of the ground floor and to being unsold.

**BP/5662 29.05.2025**