

Lot 49

Vacant Possession

15/16 Gaolgate Street,
Stafford, Staffordshire ST16 2BQ

Freehold Retail Opportunity



Key Details

- Prominent unit in pedestrianised Town Centre location
- Asset Management Opportunities
- Close proximity to The Guildhall Shopping Centre and Market Square
- Nearby occupiers include The Edinburgh Woollen Mill, Sports Direct, Accessorize and H Samuel

On Instructions from



Location

Miles: 16 miles north of Wolverhampton
30 miles north of Birmingham

Roads: A449, M6

Rail: Stafford Railway Station

Air: Birmingham International Airport

Situation

The property is located in a prime retailing location on the pedestrianised Gaolgate Street in the heart of Stafford town centre, close to its junction with Stafford Street. The Guildhall Shopping Centre is located nearby which houses retailers including Clarks, Claire's Accessories, The Body Shop and Poundland. Other nearby occupiers include The Edinburgh Woollen Mill, Accessorize, Sports Direct and H Samuel.

Description

The property comprises a substantial retail unit which provides ground and first floor retail accommodation with ancillary accommodation at basement and second floor level.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Viewings

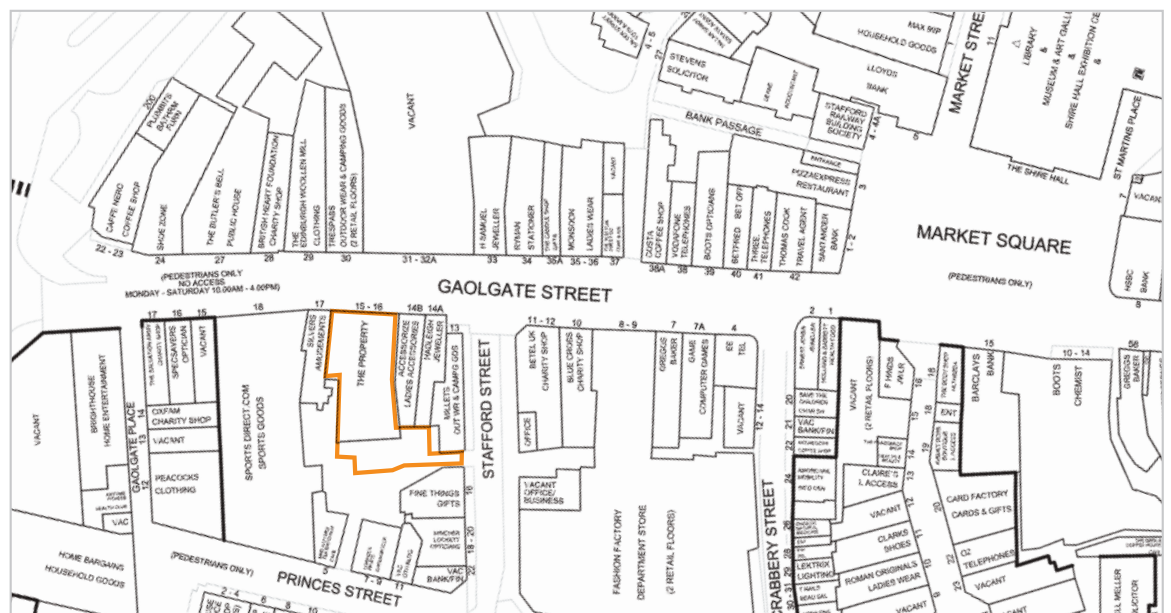
There will be a block viewing for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Georgina Roberts. Telephone: +44 (0)20 7034 4863 / Email: georgina.roberts@acutus.co.uk.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Possession
Ground	Retail	356.10 sq m (3,833 sq ft)	VACANT (1)
First	Retail	206.50 sq m (2,223 sq ft)	
Basement	Ancillary	136.80 sq m (1,473 sq ft)	
Second	Ancillary	177.60 sq m (1,912 sq ft)	
Total		877.00 sq m (9,441 sq ft)	

(1) The Seller is currently in discussion with an occupier regarding a 3 month lease with a subsequent rolling monthly term, in return for covering any rates liability.



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acutus
Gwen Thomas
+44 (0)20 7034 4857
gwen.thomas@acutus.co.uk

Acutus
Georgina Roberts
+44 (0)20 7034 4863
georgina.roberts@acutus.co.uk

Seller's Solicitors: DLA Piper UK LLP
Rachel Williams
+44 (0)121 262 5669
rachel.williams@dlapiper.com