

47 & 49 Greengate Street Stafford, Staffordshire ST16 2JA

lot 5

Prominent Town Centre Retail Investment

- 2 Shops let to tenants including Savers Health and Beauty Limited
- New lease to Savers Health and Beauty Limited from July 2016
- Close to The Guildhall Shopping Centre
- and Market Square
- Nearby tenants include Boots the Chemist, Waterstones, WH Smith, Starbucks and McDonald's

Rent
£53,000 per
annum
exclusive

On behalf of a
Major Fund Manager



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 situated in an excellent trading location on the long western side of the pedestrianised Greengate Street in Stafford town centre. The Guildhall Shopping Centre is a short walk from the property housing occupiers including Poundland, Card Factory, JD Sports and The Body Shop. Other nearby occupiers include Boots the Chemist, Pizza Express, Starbucks, McDonald's, Greggs, Waterstones and WH Smith.

Description

The property comprises two shops arranged on the ground, lower ground and first floors, forming part of a larger building. The property is Grade II* listed.

Tenure

Long Leasehold - Held for a term of 99 years from 29th September 1980 from The Council of the Borough of Stafford at a fixed rent of £0.05 pence per annum.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/(Reversion)
47	Ground First	Retail/Ancillary Ancillary	152.40 sq m 46.10 sq m	(1,640 sq ft) (496 sq ft)	SAVERS HEALTH AND BEAUTY LIMITED (1)	5 years from 13/07/2016 (2)	£33,000	13/07/2018 (12/07/2021)
49	Ground Lower Ground First	Retail/Ancillary Ancillary	70.10 sq m 47.70 sq m 17.50 sq m	(755 sq ft) (513 sq ft) (188 sq ft)	MICRO IT SOLUTIONS LIMITED GUARANTEED BY FAST TREND UK LIMITED	10 years from 15/12/2015 (3)	£20,000	15/12/2020 (14/12/2025)
Totals			333.80 sq m	(3,592 sq ft)			£53,000	

(1) Savers Health and Beauty specialise in branded health, home and beauty products and operate from over 300 stores throughout England, Wales, Scotland and Northern Ireland with over 3,000 employees. For the year ending 26th December 2015, Savers Health and Beauty Limited reported a turnover of £362,314,000, pre-tax profits of £29,106,000 and a total net worth of £-75,027,000. (Sources: www.savers.co.uk and Experian Group 13/09/2016).

(2) The lease provides for a tenant option to determine on 13/07/2018.

(3) The lease provides for a tenant option to determine on 15/12/2020.

For further details please contact:

Gwen Thomas
Tel: +44 (0)20 7034 4857
Email: gwen.thomas@acuitus.co.uk
Georgina Roberts
Tel: +44 (0)20 7034 4863
Email: georgina.roberts@acuitus.co.uk
www.acuitus.co.uk

Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details

Seller's Solicitors:

Hamblins LLP
Roxburghe House, 273-287 Regent Street, London
W1B 2AD
Tel: +44 (0)20 7355 6008
Email: apemberton@hamblins.co.uk
Ref: Alexy Pemberton

