30 Gaolgate Street Stafford, Staffordshire ST16 2NT

Freehold Retail Investment

- Let to Trespass Europe Limited with a guarantee from Jacobs & Turner Limited
- Pedestrianised town centre location

£50,000 per annum

lot 45

 Adjacent to Edinburgh Woollen Mill and opposite Sports Direct



Location

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

Roads: A449, M6 Rail:

Stafford Birmingham International Air:

The property is located in a prime retailing location on the pedestrianised Gaolgate Street in the heart of Stafford town centre, close to its junctions with Stafford Street and Salter Street. The Guildhall Shopping Centre is located nearby and houses

retailers including Clarks, Claire's Accessories, The Body Shop and Poundland. Other nearby occupiers include The Edinburgh Woollen Mill, Dorothy Perkins, Accessorize and H Samuel.

The property comprises a shop arranged on the ground, first and second floors.

Freehold.

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground First Second	Retail/Ancillary Office/Retail Ancillary/Storage	120.30 sq m	(1,295 sq ft)	TRESPASS EUROPE LIMITED (1) with a guarantee from Jacobs & Turner Limited (2)	5 years from 14/11/2016	1 £50,000	13/11/2021
Totals		419.82 sq m	(4,519 sq ft)			£50,000	

- (1) Trespass Europe Limited is one of the UK's most successful outdoor clothing retailers with a network of over 150 stores. (Source: www.trespass.com 11/11/2016)
- (2) For the year ending 28th June 2015, Jacobs & Turner Limited reported a turnover of £87,924,128, pre-tax profits of £2,318,401 and a total net worth of £44,935,063. (Source: Experian Group 11/11/2016)

 (3) The lease is subject to a rolling tenant's break option from and including 14th November 2017, subject to three months' written notice.

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

Tel: +44 (o)20 7034 4863. Email: georgina.roberts@acuitus.co.uk

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

Blacks Solicitors

Hanover House, 22 Clarendon Road, Leeds LS2 9NZ Tel: +44 (o)n3 227 9209. Email: blaidler@lawblacks.com Ref: Beth Laidler.

