

Lot 53

£30,780 per annum exclusive

17 Gaolgate Street,
Stafford, Staffordshire ST16 2BQ

Freehold Retail Investment



Key Details

- Let to RAL Limited (a part of The Novomatic Group)
- Lease expires in June 2024
- Rent Review in June 2019
- Nearby occupiers include Sports Direct, Accessorize, Caffè Nero and The Edinburgh Woollen Mill
- Close to Guildhall Shopping Centre with retailers including Poundland, Card Factory and Clarks
- Attractive and historic Staffordshire county town

Location

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

Roads: A34, M6 (Junction 14)

Rail: Stafford Railway Station

Air: Birmingham International Airport

Situation

The property is situated on the western side of the pedestrianised Gaolgate Street, north of Market Square, in the heart of Stafford town centre. The Guildhall Shopping Centre is located about 150m from the property with retailers including O2, Card Factory, Poundland, Body Shop and Clarks. Other nearby occupiers include the adjacent Sports Direct, along with The Edinburgh Woollen Mill, Argos, Iceland, Greggs, Costa, Caffè Nero and Boots the Chemist.

Description

The property comprises a ground floor shop with ancillary accommodation including customer toilets to the rear. The first and second floors provide ancillary accommodation and are not presently used.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

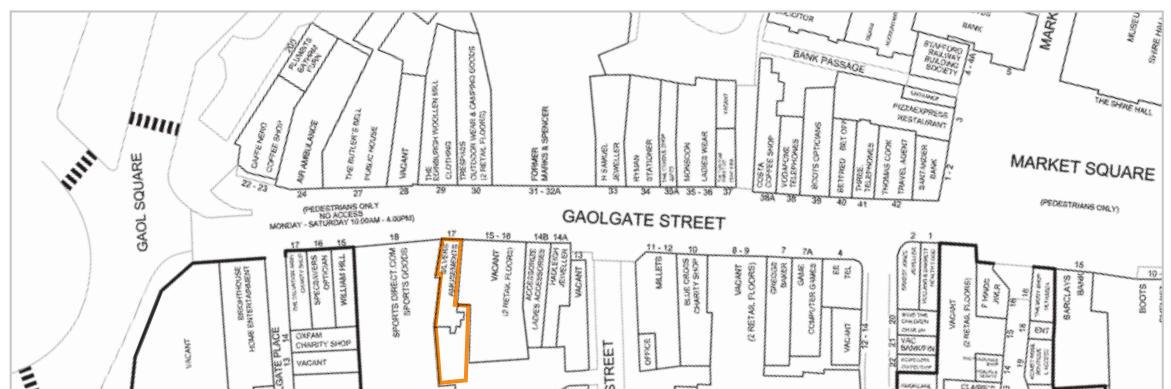
Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	82.96 sq m (893 sq ft)	RAL LIMITED (1)	Approximately 15 years from 09/06/2009 to and including 23/06/2024 on a full repairing and insuring lease (2)	£30,780	24/06/2019
First	Ancillary	24.99 sq m (269 sq ft)	t/a Silvers			
Second	Ancillary	21.00 sq m (226 sq ft)	Amusements			
Total		128.95 sq m (1,388 sq ft)			£30,780	

(1) For the year ending 31st December 2016, RAL Limited reported a turnover of £40,126,217, pre-tax profits of £1,891,568 and a total net worth of £29,596,184 (Source: Experian Group 03/11/2017). RAL Limited is part of Talarus Limited who are a part of The Novomatic Group. The Novomatic Group is one of the largest gaming technology companies in the world, employing over 28,000 people worldwide and reporting a turnover of 2,300,000,000 Euros for 2016 (Sources: Experian Group and www.novomatic.com 03/11/2017).

(2) The lease is full repairing and insuring save that the interior of the upper floors are subject to a Schedule of Condition and should be maintained by the tenant in a wind, watertight and safe condition. The first and second floors are not presently used by the tenant.



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