



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Possession
Ground	Retail	356.10 sq m (3,833 sq ft)	VACANT
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)	

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@acuitus.co.uk.

Six Week Completion



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