

# Lot 29

£27,000 per annum  
(rising to £29,500 per  
annum in October 2020)

## The Stafford Cinema, Newport Road, Stafford, Staffordshire ST16 2HH

Freehold Investment/Development Opportunity



### Key Details

- Prominent town centre location
- Comprises approximately 1,181 sq m (12,715 sq ft)
- Suitable for alternative leisure use or redevelopment for residential (subject to necessary consents)
- Close to the recently completed new Waterfront Leisure Scheme, let to tenants including Nando's and Frankie & Benny's
- VAT-free investment

### Location

**Miles:** 8 miles south of Stone  
15 miles south of Stoke-on-Trent  
26 miles north-west of Birmingham

**Roads:** A34, A518, M6

**Rail:** Stafford

**Air:** Birmingham Airport

### Situation

Stafford, the county town of Staffordshire, is located 26 miles north-west of Birmingham. The town benefits from an excellent road network, with junctions 13 and 14 of the M6 located approximately 3 miles to the north and south. The property is located on the south side of Newport Road (A518), one of Stafford's main arterial routes into the town centre, at the southern end of Stafford town centre, at the junctions of Lichfield Road and Bridge Street. The surrounding area comprises retail and leisure use including Yates' Bar and a JD Wetherspoon.

### Description

The property comprises a two storey cinema arranged on the ground and first floors to provide three screens with seating for over 600 customers. The property also includes two retail units, both of which are currently let.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Six Week Completion

### Planning

Pre-application (19/31178/PAA) advice has been received from Stafford Borough Council on 6th November 2019 for a multi-storey mixed use conversion for a retail and residential block comprising approximately 305 sq m (3,283 sq ft) of ground floor retail and 25 apartments above in a mix of 21 x one and 4 x two bed units - please see legal pack. For more information contact Stafford Borough Council: T: 01785 619000. E: [planning@staffordbc.gov.uk](mailto:planning@staffordbc.gov.uk)

### Energy Performance Certificate

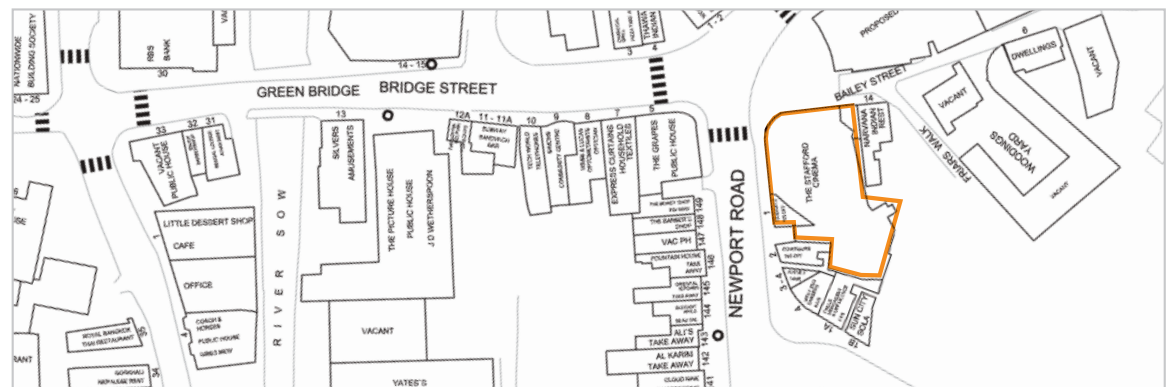
Available from the legal pack at [acutus.co.uk](http://acutus.co.uk)

## Tenancy and accommodation

Address	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Stafford Cinema	Ground & First	Cinema	1,117.00 sq m	(12,025 sq ft)	SAMUEL LAVINGTON t/a Stafford Cinema	3 years from 08/10/2019 (1)	£12,500 rising to £15,000 on 07/10/2020
1 Newport Road	Ground First	Retail/Ancillary Ancillary	27.40 sq m 19.04 sq m	(295 sq ft) (205 sq ft)	FIVEWAYS INSURANCE CONSULTANTS LIMITED (2)	5 years from 25/03/2005 (Holding over)	£9,000
2 Bailey Street	Ground	Retail/Ancillary	17.65 sq m	(190 sq ft)	JOHN ABRAHAM AND BINOY LUKOSE t/a Best Shop	3 years from 13/08/2018	£5,500
<b>Total</b>			<b>1,181.09 sq m</b>	<b>(12,715 sq ft)</b>			<b>£27,000</b>

(1) The lease is subject to a mutual rolling break option which can be served subject to 3 months' notice at any time from 08/10/2020, subject to no less than 90 days' notice.

(2) Fiveways Insurance Consultants Limited was established in 1967 and operates from offices in Newport and Stafford.



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