

# Lot 30

£91,500 Per Annum  
Exclusive (Plus vacant  
shop and part vacant  
offices)

## 4-7 and 7a Gaolgate Street, , Stafford, Staffordshire ST16 2BG

High Yielding Freehold Retail/Office Investment & Development Opportunity



### Key Details

- Three shops with two floors of self-contained offices above
- Let to EE, Game and GPRS Recruitment (on 10 year lease renewal (with options) from May 2019)
- Circa 870.97 sq m (9,379 sq ft)
- Possible Change of Use opportunity for upper floors (subject to lease and consents)
- Asset Management opportunities
- Prominent town centre location, facing Market Square and next to Guildhall Shopping Centre
- Nearby occupiers include Costa Coffee, Sports Direct, H. Samuel, Holland & Barrett and Boots the Chemist

### On Behalf of a Charity

#### Location

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

**Roads:** A34, A449, M6

**Rail:** Stafford

**Air:** Birmingham Airport

#### Situation

Stafford, 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 in the heart of Stafford town centre, on the west side of Gaolgate Street, at its junction with Crabber Street and opposite Market Square. Nearby retailers include Costa Coffee, Sports Direct, H. Samuel, Holland & Barrett and Boots the Chemist.

#### Description

The property comprises three shops arranged on the ground floor and separately accessed offices arranged on first and second floors, accessed from Crabber Street. The property has recently undergone a major external improvement programme to include new windows, cleaning and re-pointing to all elevations.

#### Tenure

Freehold.

#### VAT

VAT is applicable to this lot.

#### Six Week Completion

#### Energy Performance Certificate

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

## Tenancy and accommodation

	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
4-5 Gaolgate	Ground	Retail	85.86 sq m (925 sq ft)	EE LIMITED (1)	5 years from 28/09/2017 until 28/09/2022 (2)	£38,250
6-7 Gaolgate	Ground	Retail	159.46 sq m (1,717 sq ft)	GAME RETAIL LIMITED (3)	5 years from 25/12/2015 until 24/12/2020	£43,250
7a Gaolgate	Ground	Retail	137.23 sq m (1,477 sq ft)	VACANT	-	-
First Floor	First	Office	303.33 sq m (3,265 sq ft)	GIRAFFE PERMANENT RECRUITMENT SPECIALISTS LIMITED (4)	10 years from 22/05/2019 until 21/05/2029 (5)	£10,000
Second Floor	Second	Office	185.09 sq m (1,995 sq ft)	VACANT	-	-
<b>Total</b>			<b>870.97 sq m (9,379 sq ft)</b>			<b>£91,500</b>

- (1) For the year ending 31st March 2019, EE Limited reported a turnover of £7,149,000,000, pre-tax profits of £1,440,000,000 and shareholder funds of £5,191,000,000 (source: Smart Search 15/04/2020).
- (2) The lease was subject to a tenant option to determine on 28/09/2020. This break option was removed, in return for a 3 month rent free period commencing on 29/09/2020.
- (3) For the year ending 28th July 2018, Game Retail Limited reported a turnover of £478,242,000, pre-tax profits of £-11,290,000 and shareholder funds of £84,943,000 (source: Smart Search 15/04/2020).
- (4) Founded in 2013, GPRS were the fourth-highest recruitment agency across the UK, and the highest-ranking business of any size in Staffordshire ([www.gprs.com/about/](http://www.gprs.com/about/) 15/05/2020).
- (5) The lease is subject to a tenant option to determine on 22/05/2022 and 22/05/2024. The tenant has a Service Charge cap of £2,500 per annum.



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