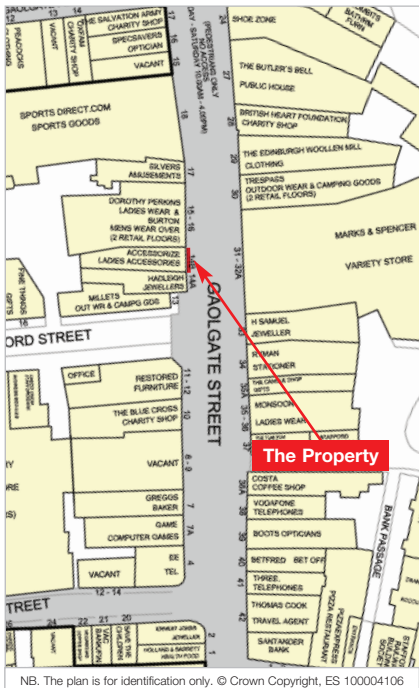


Stafford

14 Gaolgate Street Staffordshire ST16 2BG

- Freehold Shop Investment
- Pedestrianised town centre location
- Opposite Marks & Spencer and adjacent to Dorothy Perkins
- Let to Monsoon Holdings Ltd
- Current Rent Reserved
£56,500 pa



Tenure

Freehold.

Location

Stafford, the attractive county town of Staffordshire, is situated on the River Sow and is located 26 miles north of Birmingham. The town is served by the M6 Motorway, with Junctions 13 and 14 approximately 3 miles south and 2 miles north of the town respectively. The property is situated in a prominent position on the west side of the pedestrianised Gaolgate Street close to the junction with Stafford Street, in the heart of the town centre. Marks & Spencer is directly opposite, whilst other occupiers close by include Burtons/Dorothy Perkins (adjacent), Shoe Zone, Edinburgh Woollen Mill, H Samuel, Rymans, Monsoon and Sports Direct.

Description

The property is arranged on basement, ground and two upper floors to provide a ground floor shop with staff ancillary and storage accommodation above. The basement has hatch access and was not inspected by Allsop.

The property provides the following accommodation and dimensions:

Gross Frontage	6.1 m	(20' 0")
Net Frontage	5.4 m	(17' 8")
Shop Depth	16.65 m	(54' 7")
Built Depth	21.9 m	(71' 10")
Ground Floor	86.9 sq m	(935 sq ft)
First Floor	35.3 sq m	(380 sq ft)
Second Floor	55.55 sq m	(598 sq ft)
Total	177.75 sq m	(1913 sq ft)

Tenancy

The entire property is at present let to MONSOON HOLDINGS LIMITED (t/a Accessorize) for a term of 20 years from 5th May 1998 at a current rent of £56,500 per annum. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 400.

Website Address: www.monsoon.co.uk

For the year ended 30th August 2014, Monsoon Holdings Limited did not report a turnover but reported a pre-tax profit of £21m, shareholders' funds and a net worth of £30.2m. (Source: riskdisk.com 17.04.2016.)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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