

Stafford **Unit M** **9 Hunters Row** **Gaolgate Place** **Staffordshire** **ST16 2AT**

- **Virtual Freehold Supermarket Investment**
- Town centre location
- Let to Iceland Foods Ltd
- Occupational lease expiring 2029 (no breaks)
- Unit totalling 1,346.91 sq m (14,498 sq ft)
- Rent Reviews 2019 and 2024
- Current Gross Rent Reserved
£95,000 pa



Tenure

Long Leasehold. To be held on a new lease for a term of 999 years from the date of completion at a fixed peppercorn ground rent plus service charge.

Location

Stafford, the attractive county town of Staffordshire, is situated on the River Sow and is located 30 miles north of Birmingham. The town is served by the M6 Motorway, with junctions 13 and 14 approximately three miles south and north of the town respectively. The property is situated on Chell Road, forming part of Hunters Row Shopping Centre on Gaolgate Place, close to its junctions with Mount Street and Princess Street. Occupiers close by include a Sainsbury's supermarket (opposite), Argos (inside Sainsbury's), Peacocks, William Hill, Specsavers, Caffè Nero and many other local traders.

Description

The property is arranged on ground and one upper floor to provide a supermarket with ancillary accommodation above, forming part of Hunters Row Shopping Centre. The property benefits from a service yard and loading area accessed via Chell Road (A449).

The property provides the following accommodation and dimensions:		
Ground Floor	880.63 sq m	(9,479 sq ft)
First Floor	466.28 sq m	(5,019 sq ft)
Total	1,346.91 sq m	(14,498 sq ft)

NB. Floors areas provided by the Vendor.

Tenancy

The entire property is at present let to ICELAND FOODS LTD for a term of 15 years from 9th May 2014 at a current rent of £95,000 per annum plus service charge. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

Website Address: www.iceland.co.uk
For the year ended 30th March 2018, Iceland Foods Ltd reported a turnover of £2.972bn, a pre-tax profit of £32.8m, shareholders' funds of £795m and a net worth of £774.90m. (Source: riskdisk.com 17.09.2018.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 75 Band C (Copy available on website).

