

# Stafford

## The Whitehouse

### 11 & 13 Stafford Street and 2, 3 & 3A Chapel Street

#### Staffordshire

#### ST16 2DX and ST16 2BP

- **Freehold Shop and Office Investment with Residential Planning Consent**
- Comprises 3 shops and 354.90 sq m (3,820 sq ft) offices (GIA 621 sq m (6,684 sq ft))
- Planning consent to convert offices to 16 residential apartments
- Prominent location opposite Stafford Market
- VAT is not applicable
- Total Current Rents Reserved **£57,927 pa<sup>(1)</sup>**



### Tenure

Freehold.

### Location

Stafford, the attractive county town of Staffordshire, is situated on the River Sow and is located 27 miles north of Birmingham. The town is served by the M6 Motorway with junctions 13 and 14 approximately 3 and 2 miles south and north of the town respectively. The property is situated on the west side of the town centre and occupies a prominent corner position at the junction of Stafford Street with Chapel Street, which becomes pedestrianised. The property is located diagonally opposite Stafford Market and a public car park is close by. Stafford Rail Station is some 7 minutes' walk.

### Description

The property is arranged on ground and two upper floors. The ground floor comprise three shop units, whilst the upper floor provides office suites with an entrance on Stafford Street.

### Planning

Planning consent (Ref: 16/24784/POR) dated 6th October 2016 has been granted for the conversion of the upper floors to 16 residential apartments. First and second floors presently provide a GIA of 621 sq m (6,684 sq ft).

Local Planning Authority: Stafford Borough Council.

Tel: 01785 619000.

With regard to potential rail improvements, whilst Stafford will not be on the main HS2 line itself, there are proposals for a link between HS2 and Stafford.

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

### Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk) with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 43 Stafford**.

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

**Seller's Solicitor** Ms S Clemenson, Pickering & Butters. Tel: 01785 603060 e-mail: [sarah.clemenson@pb4law.com](mailto:sarah.clemenson@pb4law.com)





No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
2 Chapel Street	Oatcakes & Milkshakes Ltd	Gross Frontage (inc splay) 10.80 m Net Frontage (inc splay) 8.70 m Shop Depth 10.70 m Built Depth 13.95 m	(35' 5") (28' 6") (35' 2") (45' 9") 5 years from 13.10.2016 Effectively FR & I with service charge	£10,400 p.a. Rising on 13.10.2017 to £15,000 p.a. (1)	Reversion 2021
3 Chapel Street	Samantha Reed (t/a Theo's Café)	Gross Frontage 5.40 m Net Frontage 4.20 m Shop Depth 10.95 m Built Depth 11.15 m	(17' 8") (13' 9") (35' 11") (36' 7") 5 years from 08.04.2016 Rent review at the 3rd year Effectively FR & I with service charge Tenant option to break 08.04.2018	£12,000 p.a.	Rent Review 2019
11 Stafford Street	Katharine House Hospice Ltd (t/a Donna Louise Children's Hospice)	Gross Frontage 7.25 m Net Frontage 6.35 m Shop Depth 11.10 m Built Depth 17.50 m	(23' 9") (20' 10") (36' 5") (57' 5") 10 years from 29.10.2008 Rent review at the 5th year Effectively FR & I with service charge Tenant option to break 2013 not exercised	£20,500 p.a.	Reversion 2018
First Floor	Community Council of Staffordshire	First Floor 222.45 sq m Limited use area 4.65 sq m	(2,394 sq ft) (50 sq ft) 5 years from 10.12.2012 Effectively FR & I with service charge Tenant option to break if they cease to be a charity	£6,000 p.a.	Reversion 2017
Second Floor – Rooms 1 and 2	Sherry Diaz-Thompson	Second Floor 43.80 sq m	(471 sq ft) 3 years from 04.09.2016 (2) Effectively FR & I with service charge Service charge £760 p.a. Mutual option to break on each anniversary of 04.09.2016	£1,140 p.a.	Reversion 2019
Second Floor – Room 2E	Provident Financial Management Services Ltd	Second Floor 37.40 sq m	(410 sq ft) 1 year from 08.09.2012 Effectively FR & I with service charge	£2,655 p.a.	Holding over
Second Floor – Room 3	Vacant	Second Floor 17.95 sq m	(193 sq ft) -	-	-
Second Floor – Room 4	Vacant	Second Floor 8.75 sq m	(94 sq ft) -	-	-
Second Floor – Room 5	Well Studio Digital Ltd	Second Floor 19.90 sq m	(214 sq ft) 1 year from 15.04.2016 Effectively FR & I with service charge Service charge £869 p.a.	£632 p.a.	Reversion 2017
Second Floor – Room 6	Vacant	Second Floor 48.75 sq m	(525 sq ft) -	-	-

(1) In respect of the lease of 2 Chapel Street to Oatcakes & Milkshakes Ltd, on 13th October 2017 the rent rises from £10,400 per annum to £15,000 per annum. The Vendor will top up the rent so that the Purchaser will be effectively receiving £15,000 per annum from completion of the sale.

(2) In respect of Rooms 1 & 2, Sherry Diaz-Thompson, the lease is excluded from the security of tenure provision of the Landlord & Tenant Act 1954 (part II).

**Total £57,927 p.a.<sup>(1)</sup>**