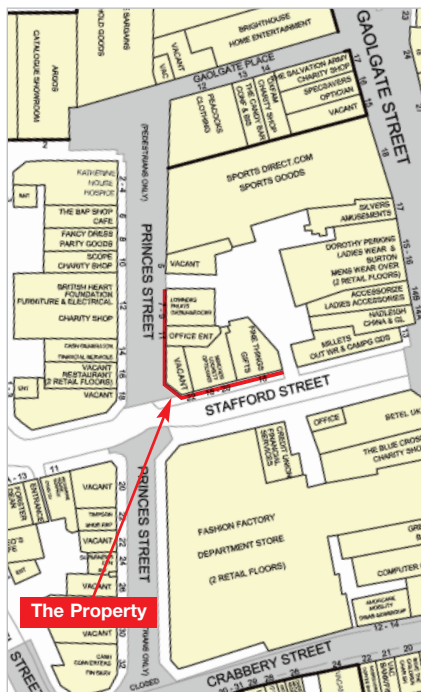


# **Stafford** **14/22 Stafford Street &** **7/11 Princes Street** **Staffordshire** **ST16 2BP**

- Freehold Town Centre Shop and Office Investment
- Prominent corner location comprising 4 shops with offices above
- Potential to convert the first and second floors to residential use subject to obtaining all necessary consents (1)
- VAT is not applicable
- Total Current Rents Reserved

**£99,250 pa**

**SIX WEEK COMPLETION AVAILABLE**



**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 3.5 miles south and 2 miles north of the town respectively.

The property is situated within the town centre and occupies a prominent corner location at the junction of Stafford Street with pedestrianised Princes Street. Other occupiers on Princes Street include Sports Direct, Peacocks, Home Bargains, Argos and British Heart Foundation, whilst occupiers close to the Stafford Street frontage include Millets and on Gaolgate Street, Marks & Spencer, H Samuel and Dorothy Perkins amongst others.

## **Documents**

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

## **Description**

The property is arranged on basement, ground and two upper floors. The ground floor provides 4 shops whilst the upper floors comprise self-contained offices with access from Princes Street. The basement houses the boiler for the offices.

## **VAT**

VAT is not applicable to this lot.

## **Planning (1)**

The property did have planning consent to convert the first and second floors to 12 residential apartments. This consent has expired. Planning Ref 07/09058/FUL.

Local Planning Authority: Stafford Borough Council.  
Tel: 01785 619000. [www.staffordbc.gov.uk](http://www.staffordbc.gov.uk)

## **Energy Performance Certificate**

For EPC Rating please see website.

No.	Present Lessee	Accommodation (2)			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
14/16 Stafford Street	Fine Things UK Ltd (Gifts) (Rent deposit £6,450)	Gross Frontage	11.12 m	(36' 6")	5 years from 20.06.2014 Tenant option to break 20.06.2017 FR & I	£21,500 p.a.	Reversion 2019
		Net Frontage	10.32 m	(33' 10")			
		Shop Depth	9.87 m	(32' 5")			
		Built Depth	11.89 m	(39' 0")			
		Ground Floor	106.3 sq m	(1,144 sq ft)			
18/20 Stafford Street	Goodwin & Edge Ltd (Micher Lockett Opticians)	Gross Frontage	10.61 m	(34' 9")	Held on 2 leases each for a term of 10 years from 05.01.2007	Total £35,250 p.a. (No. 18 £18,250 p.a., No. 20 £17,000 p.a.)	Reversion 2017
		Net Frontage	10.39 m	(34' 1")	Rent review at 5th year FR & I		
		Shop Depth	8.65 m	(28' 5")			
		Built Depth	9.74 m	(31' 11")			
		Ground Floor	89.0 sq m	(958 sq ft)			
22 Stafford Street	Vacant	Gross Frontage	8.65 m	(28' 5")			
		Net Frontage	8.25 m	(27' 1")			
		Return Gross Frontage	3.34 m	(10' 11")			
		Shop & Built Depth	5.65 m	(18' 6")			
		Ground Floor	59.0 sq m	(635 sq ft)			
7/9 Princes Street	K & V Lowndes (Fruiterer/Greengrocer) (with personal guarantee)	Gross Frontage	8.91 m	(29' 5")	5 years from 26.06.2011 FR & I	£22,500 p.a.	Reversion 2016
		Net Frontage	8.07 m	(26' 6")			
		Shop Depth	6.59 m	(21' 7")			
		Built Depth	8.82 m	(28' 11")			
		Ground Floor	64.3 sq m	(692 sq ft)			
11/11A Princes Street	Starfish Services Limited (Office and Counselling Centre) (Rent deposit £4,000)	Ground Floor Reception	25.10 sq m	(270 sq ft)	Term of years commencing 10.09.2014 and expiring 03.07.2017. The lease is excluded from the Security of Tenure Provision of the Landlord & Tenant Act 1954. IR & I	£20,000 p.a.	Reversion 2017
		First Floor	374.80 sq m	(4,035 sq ft)			
		Second Floor	395.70 sq m	(4,260 sq ft)			
		Total	795.60 sq m	(8,565 sq ft)			
		<b>Total</b>	<b>1,114.20 sq m</b>	<b>(11,994 sq ft)</b>			
							<b>Total £99,250 p.a.</b>

(2) Floor areas provided by the Vendor. Not measured by Allsop.

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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