

ROWLEY HUGHES 0121 212 7800

On the Instructions of EWM SHOP LEASE FOR ASSIGNMENT 29 GAOLGATE STREET, STAFFORD, ST16 2NT

Confidential - Staff Unaware



Location

Stafford the County Town of Staffordshire which has a resident population of 1,071,000 is accessed via the M6. Gaolgate Street is the traditional shopping street which is pedestrianised and the subject premises are situated opposite **Sports Direct.Com.** Other retailers of note in the vicinity include **H Samuel, Ryman, Monsoon, Accessorize, Milletts** and **Specsavers**.

Accommodation

The property comprises a shop on ground and first floors with the following approximate areas:-

Ground Floor Sales	1711 sq ft	159 sq m
First Floor Storage	521 sq ft	48.4 sq m
Staff Toilets at First		
Floor Level		

Tenure

The property is currently held on a lease which expires 26.11.2023 without further review at a rent of £63,750.

Rating Assessment

Rateable Value £61,500
Rate in the £ (2018/2019) 49.3p
Rates Payable £30,073

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

Energy Performance Certificate

A copy of the EPC is available upon request.

Legal Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment with the sole agent

Ian Hughes

Rowley Hughes Thompson
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Date Revised: July 2018

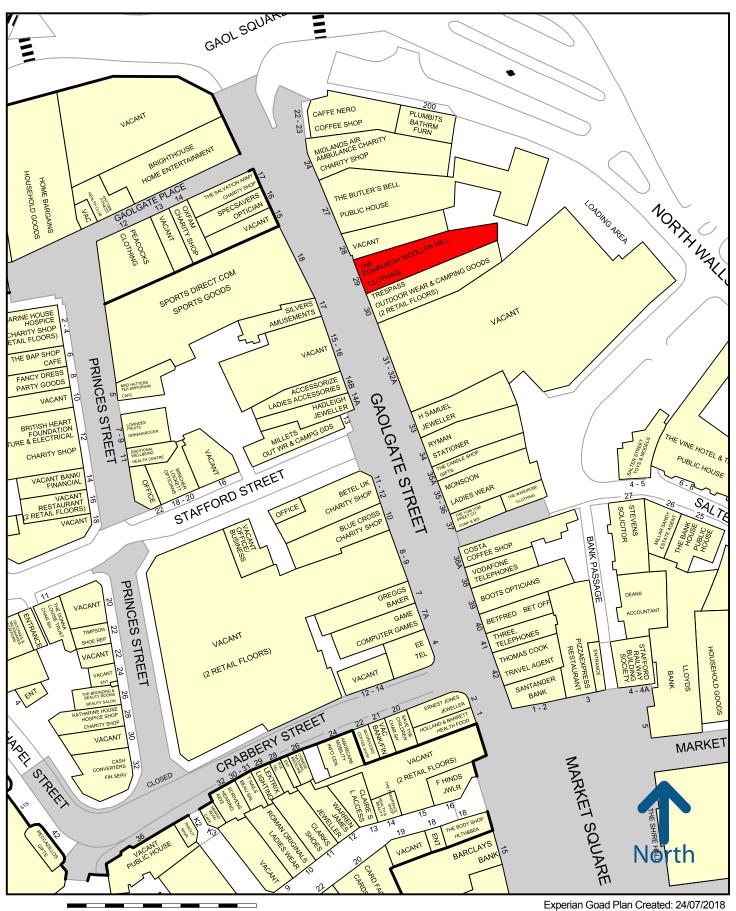
All transactions are stated exclusive of VAT

SUBJECT TO CONTRACT

MISREPRESENTATION ACT 1967 NOTICE: Rowley Hughes Thompson for the vendors or lessors of the property whose agent they are give notice that: 1 These do not constitute any part of any offer or contract 2 All statements contained in these particulars as to this property are made without responsibility on the part of Rowley Hughes Thompson their vendors or lessors 3 None of the statements contained in these particulars as to teh property are to be relied on as statements or representations of fact 4 Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars 5 The vendors or lessors and neither Rowley Hughes Thompson nor any person in their employment has any authority to make or give any representation or warranties in relation to this property.







50 metres

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