

**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

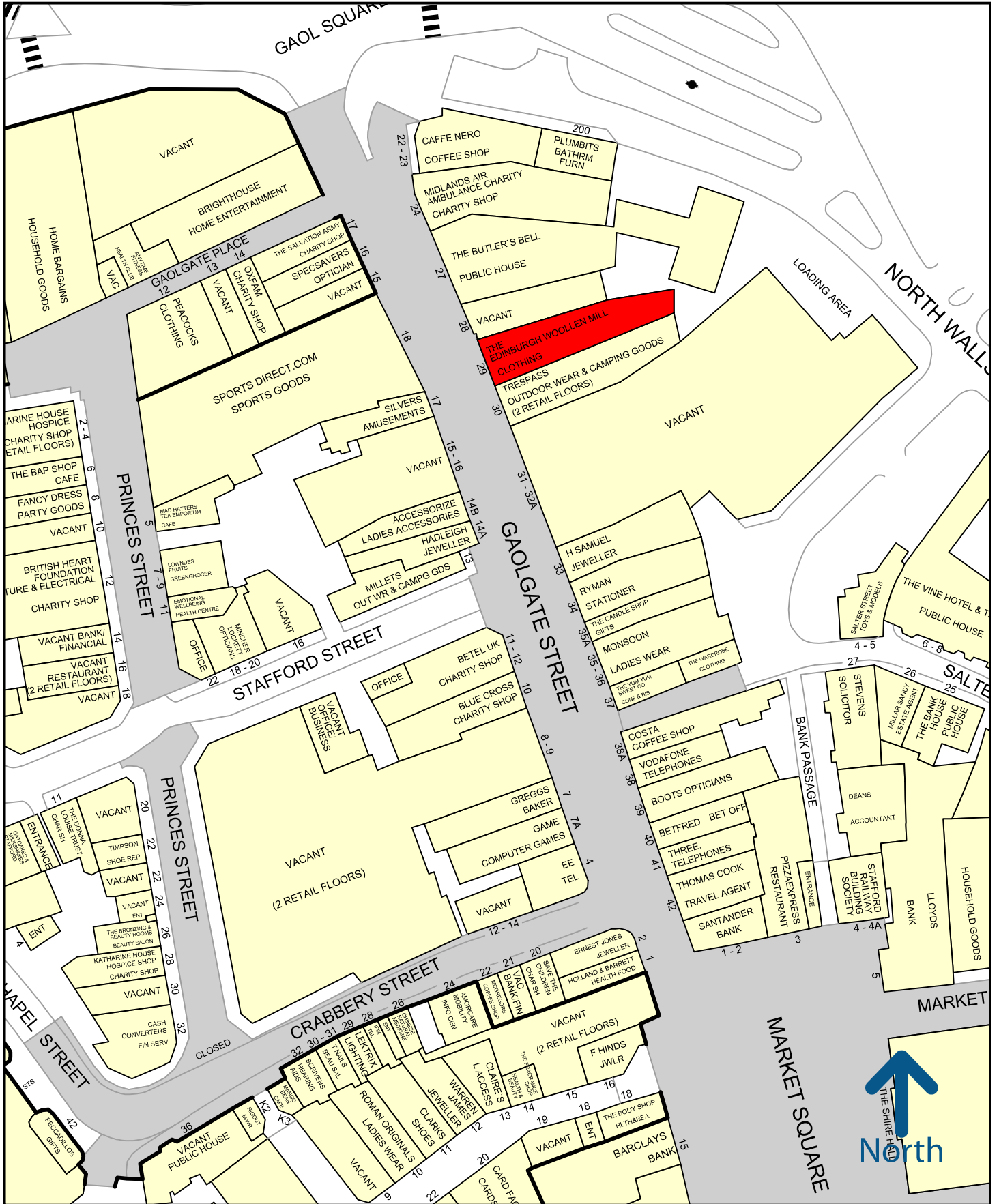
Each party is to be responsible for their own legal costs.

#### Viewing

Strictly by appointment with the sole agent

**Ian Hughes**  
**Rowley Hughes Thompson**  
Direct Tel: 0121 212 7802  
Email: [ianh@rhtretail.co.uk](mailto:ianh@rhtretail.co.uk)

**Date Revised:** July 2018  
**All transactions are stated exclusive of VAT**  
**SUBJECT TO CONTRACT**



Experian Goad Plan Created: 24/07/2018  
Created By: RHT

