



### Situation

In this prime location in the heart of the towns' pedestrianised retail thoroughfare, adjacent to **Rymans** and amongst such multiples as **Costa, Boots, Greggs, Trespas, Sports Direct, William Hill** and many more.

Stafford is the County Town of Staffordshire, situated approximately 25 miles north of Birmingham.

### Property

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** at first floor level.

### Accommodation<sup>1</sup>

#### Ground Floor Shop

Gross Frontage	26'3"	
Internal Width	22'1"	
Built Depth	68'3"	
Sales Area	Approx.	1,435 sq ft
Store Area	Approx.	305 sq ft

#### First Floor Ancillary

Area	Approx.	810 sq ft plus WCs
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<b>Total Area</b>	<b>Approx.</b>	<b>2,550 sq ft</b>
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<sup>1</sup>Not inspected by Barnett Ross. Areas provided by Vendor.

**VAT is applicable to this Lot**

**Freehold**



### Tenancy

The entire property is let on a full repairing and insuring lease to **H Samuel Limited as a Jewellers (having over 300 branches)** (T/O for Y/E 30/01/16 **£247.4m, Pre-Tax Profit £17.9m and Shareholders' Funds £103.9m**) for a term of 5 years from 12th February 2016 at a current rent of **£41,000 per annum** exclusive **reducing to £15,000 per annum** exclusive from 12th February 2019.

**Mutual Rolling Break from February 2019 on three months notice.**

**£41,000 p.a. reducing to  
£15,000 p.a. in Feb. 2019**

The Surveyors dealing with this property are  
**John Barnett and Elliott Greene**

For legal documents, please refer to page 8 of this catalogue  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page

**Vendor's Solicitors**  
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