

Photograph taken during current lockdown



SITUATION

Located in the heart of the town's pedestrianised retail thoroughfare, opposite **Sports Direct**, adjacent to **Trespass** and amongst such other multiple retailers as **Costa, Caffe Nero, Specsavers, Betfred, Boots Opticians, Vodafone** and many more.

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

PROPERTY

A mid terraced deep single storey and part two storey building comprising a **Ground Floor Shop** with internal access to **Ancillary Space** on the first floor. In addition, the property includes a rear garden/yard.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	33'0"
Internal Width	25'4"
narrowing at rear to	17'6"
Shop Depth	62'4"
Built Depth	75'5"
Area	Approx. 1,815 sq ft

First Floor Ancillary

Area	Approx. 520 sq ft ¹
WCs	

Total Area **Approx. 2,335 sq ft**

¹Not inspected by Barnett Ross. Area taken from VOA.



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VAT is NOT applicable to this Lot

FREEHOLD – Vacant Possession available (see Special Conditions of Sale)

Note: There is potential to convert the first floor into residential use by way of Permitted Development. In addition, there may be potential to construct additional residential accommodation on the second floor, subject to obtaining the necessary consents.

Shop & Upper Part

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

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Rear of Property



Ground Floor

