



SITUATION

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

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a repairing and insuring Law Society lease to **Bedcrown Limited (Bed Shop/Second Hand Furniture)** for a term of 3 years from 3rd January 2023 at a current rent of **£18,000 per annum** exclusive.

Note 1: Prior to January 2024, the tenant was paying £12,000 p.a. by way of a personal concession.

Note 2: There is a £1,500 Rent Deposit held.

PLANNING

Prior Approval was granted on 1st August 2023 by Stafford Borough Council for 'Change of use from retail to residential (class C3) of the upper floor currently in ancillary use to the ground floor retail unit' Ref: 22/35778/POTH.

Planning Documentation available from the Auctioneers.

£18,000 per annum

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

Vendor's Solicitors

Lee Pomeranc Solicitors
Tel: 020 8201 6299 Ref: Michael Lee
Email: michaellee@leepomeranc.co.uk

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

