



# FREEHOLD RETAIL INVESTMENT WITH REFURBISHED UPPERS - FOR SALE

55 Greengate Street, Stafford, Staffordshire, ST16 2JE



**3,715 SqFt (345.12 SqM) | Offers Around £350,000**

## Key Features

- Opportunity to acquire freehold in the heart of Stafford
- Ground Floor Let to national retailer - Grapetree
- Prominent prime retail location
- Residential development potential on upper floors (STP)
- Sale price - Offers around £350,000



## LOCATION

The three storey premises are prominently situated on the pedestrianised Greengate Street in the heart of Stafford town centre. The property is situated between Market Square and St Mary's Passage with notable retailers in close proximity to include **Clintons, Starbucks, WHSmith, McDonald's, Greggs** and **Waterstones**.

## DESCRIPTION

The three storey premises comprise a self-contained ground floor retail unit let to JG Foods Ltd trading as Grapetree. In addition, first and second floor accommodation accessed via a separate ground floor entrance to the rear, which has been refurbished to a high standard, and would suit an office user or alternatively have potential for conversion to residential.

Area	SqFt	SqM
Ground floor retail	1,780	165.36
Ground floor entrance lobby, first and second floor	1,610	149.57
Additional first floor (currently sealed off)	700	65.03
<b>Total Floor Area</b>	<b>3,715</b>	<b>345.12</b>

## TERMS

Freehold, subject to the tenancy on the ground floor which is let to JG Foods Ltd trading as Grapetree on a 10 year lease subject to rent review and tenant only break clause at the 5th anniversary at £25,000 pa from 29th September 2022.

## ASKING PRICE

Offers Around £350,000

## DATA ROOM

Copies of the lease, Land Registry Title and Register together with plans are available to view via the data room - [click here](#).

## BUSINESS RATES

Ground floor – Rateable Value £29,500. Rates Payable £14,720.50.

Part ground, first and second floor – Rateable Value £17,250. Rates Payable £8,607.75

## EPC

Ground Floor EPC Rating B-35. First Floor -EPC Rating B-39 Certificate available on request.

## MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant. For a company, any person owning more than 25% must provide the same.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## VAT

All figures quoted are exclusive of VAT which will be payable

## VIEWING

Strictly by prior appointment, please contact:



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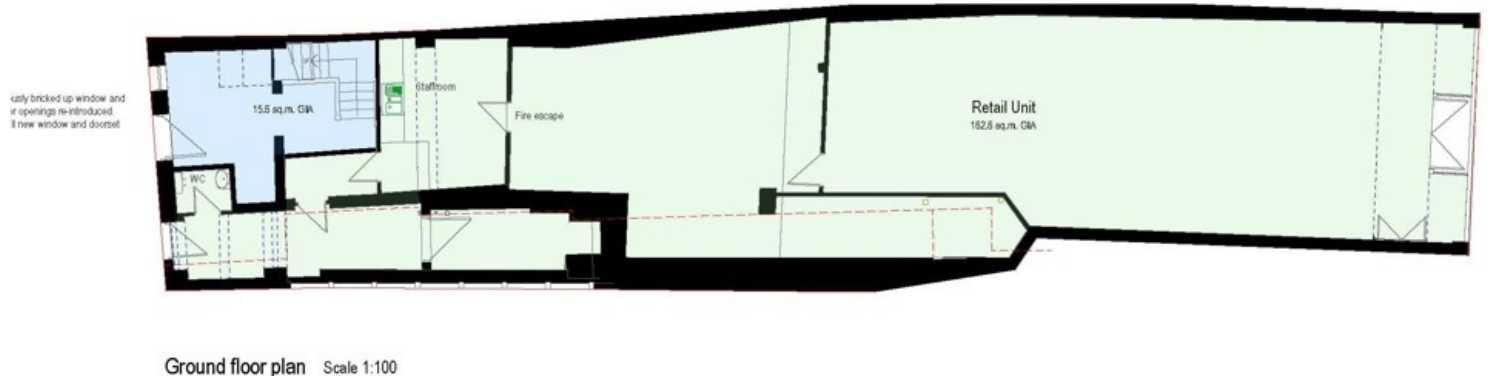
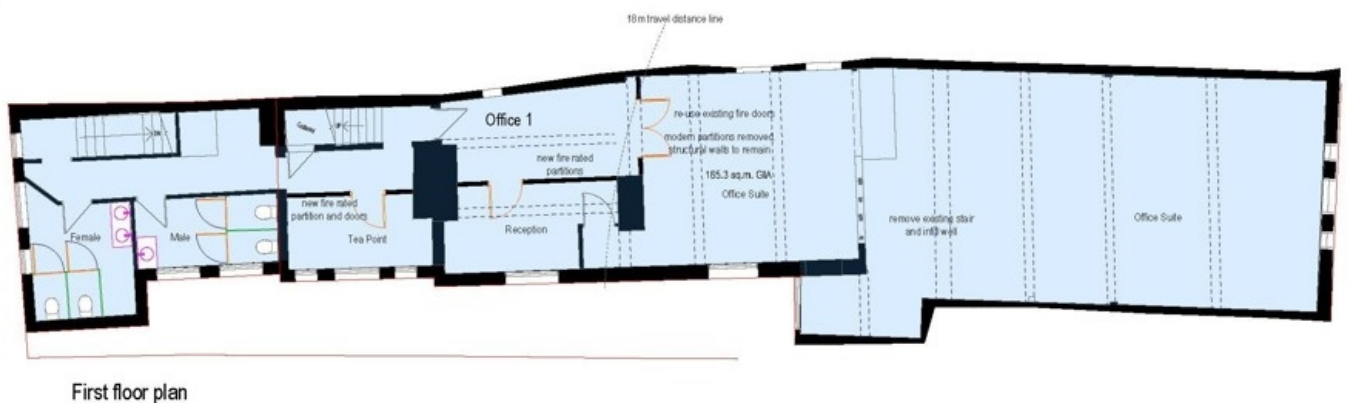
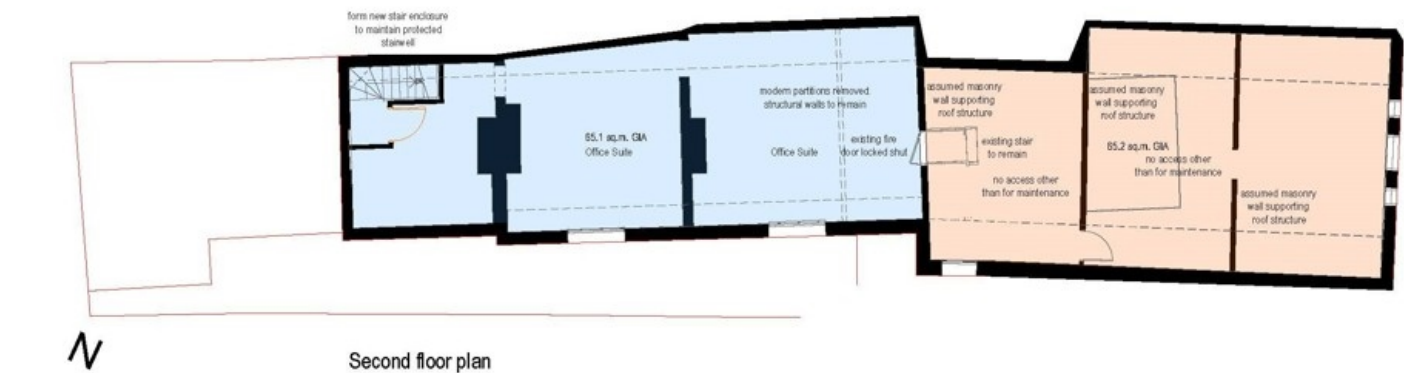
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