

# STAFFORD

18 Gaolgate Street / 3 Princes Street

\*PRIME STORE  
TO LET\*



## LOCATION

The subject premises are situated diagonally opposite **Marks and Spencer** and The Stafford **Co-Op Department Store** is nearby. Adjacent occupiers include **Gamestation, Specsavers, Greenwoods, Dorothy Perkins, Burton** and **Dollond & Aitchison Opticians**. The property has a frontage to both Gaolgate Street and Princes Street.

## DESCRIPTION

The property comprises a store on two levels with goods and passenger lifts linking the two levels.

Ground floor sales	924.8 sq m	9,955 sq ft
First floor potential sales	864.18 sq m	9,392 sq ft

The unit has potential for subdivision from both the Gaolgate Street and Princes Street frontages. There is a degree of flexibility and quoting rents are available on request, dependent on the area required.

## TENURE

The unit is available by way of new FRI lease with 5 yearly upward only rent reviews for a term to be agreed.

## RENT

**£250,000** per annum exclusive.

## RATING

We are verbally informed by the Local Rating Authority that the current Rateable Value of the shop [and ancillary accommodation] is £190,000 and the Rates payable are £92,150. The UBR for 2009/10 is 48.5p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes

## VIEWING

By appointment via this office:

**Sean Gillies**

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**James Keany**

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Or via our joint agents Rowley  
Hughes Thompson:

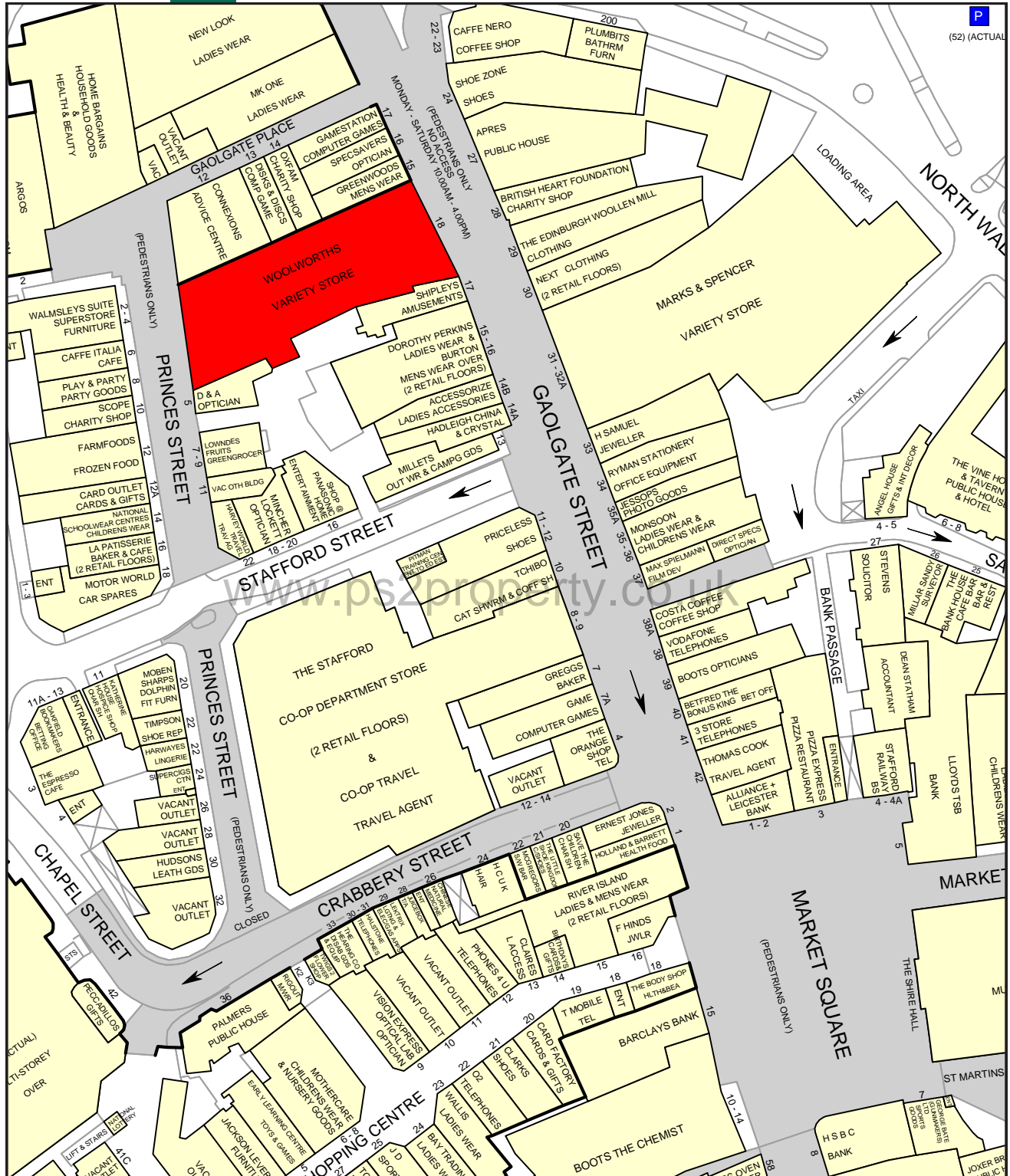
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Not to scale.

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