

# STAFFORD

## 38/39 Guildhall Shopping Centre

**\*REVISED  
TERMS -  
SUBLEASE  
AVAILABLE\***

**CONFIDENTIALLY  
AVAILABLE -  
STAFF UNAWARE**



### LOCATION

The subject property is located within the Guildhall Shopping Centre, which is accessed from the pedestrianised Market Square. The property is adjacent to **Evans** and benefits from being nearby a number of other multiple retailers including; **HMV, JJB, TopShop** and **Mothercare**.

### DESCRIPTION

The property is arranged over ground and first floors and provides the following approximate dimensions and net internal floor areas:

Net Frontage	47 ft 06 in	14.47 m
Internal Width (max)	57 ft 00 in	17.37 m
Shop Depth	87 ft 03 in	26.59 m
Ground Floor Sales	3,695 sq ft	343.3 sq m
First Floor Ancillary	999 sq ft	92.5 sq m

### TENURE

The property is held on an effectively full repairing and insuring lease for a term to expire 1st October 2019, subject to rent review on 1st October 2009 and 2014 at a current rent of £155,000 per annum exclusive.

### TERMS

**Coterminus sublease at a rent of £120,000 pax.**

### SERVICE CHARGE

The premises are subject to a service charge. This is budgeted at a figure of £40,299 for the current billing year.

### RATING

We are verbally informed by the Local Rating Authority that the current Rateable Value of the shop and ancillary accommodation is £116,000 and the Rates Payable are £56,260. 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

Strictly by appointment via this office.

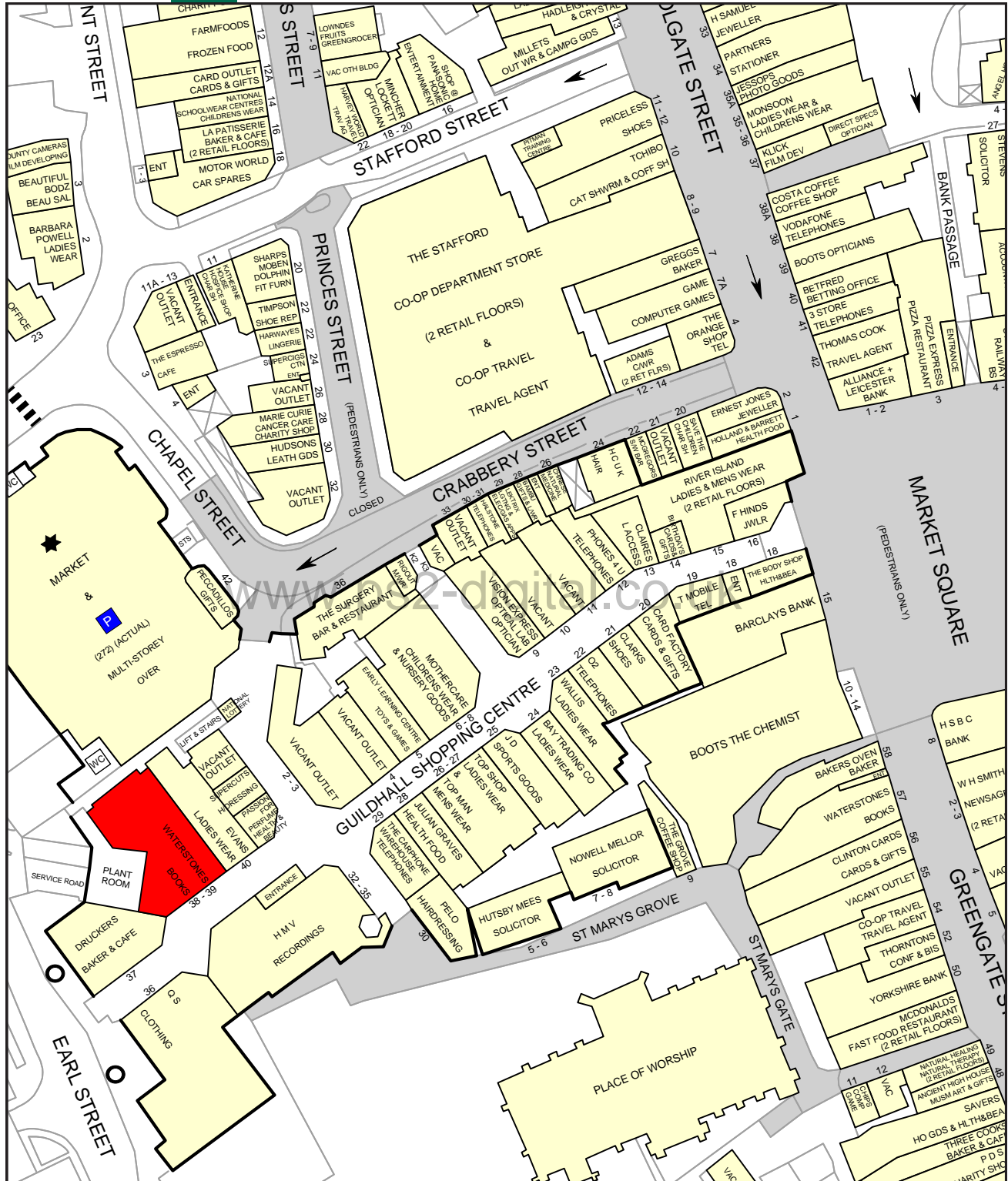
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Not to scale.

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