

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 western side of the pedestrianised Greengate Street in the heart of Stafford town centre. The property is situated between its junctions with 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 self-contained ground floor entrance to the rear, which has been refurbished to a high standard. The accommodation would suit an office user or alternatively have potential for conversion to residential.

Area	SqFt	SqM
Ground floor retail	1,780	165.36
First and second floor accommodation	1,935	179.76
Total Floor Area	3,715	345.12

TERMS

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

ASKING PRICE

Offers Around £350,000

DATA ROOM

A suite of information including the lease for the ground floor, Land Registry Title and Register together with plans are available to view and download - access requires registration which can be obtained via our website - [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:



David Hemming MRICS

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Mob: 07841 234160

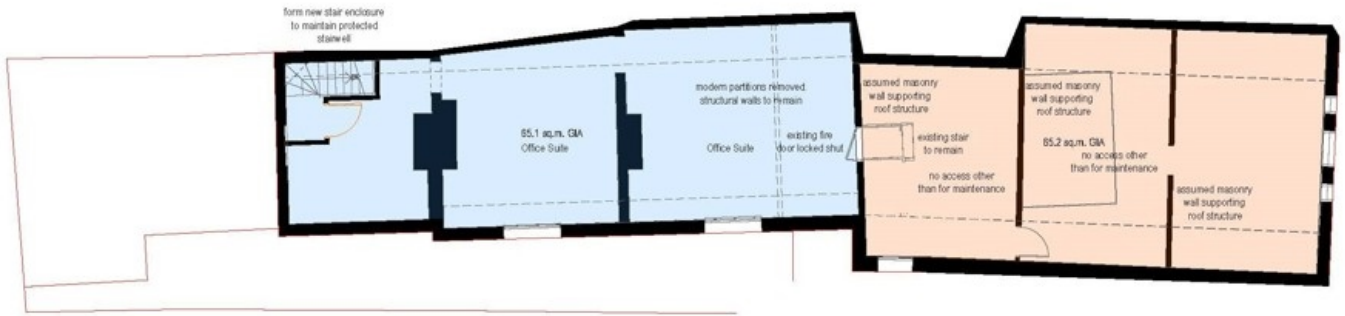
E: david.hemming@burleybrowne.co.uk

or Joint Agents:

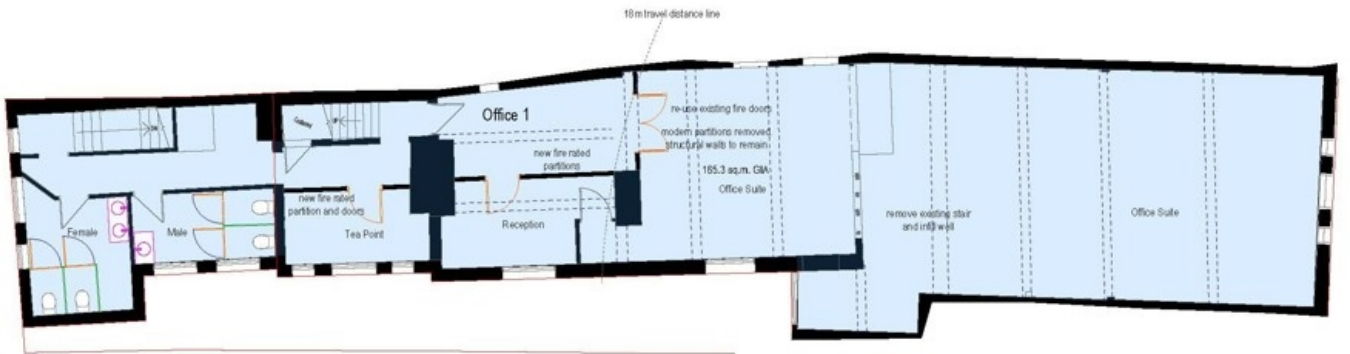
Millar Sandy on 01785 244400

Contact: Kevin Millar

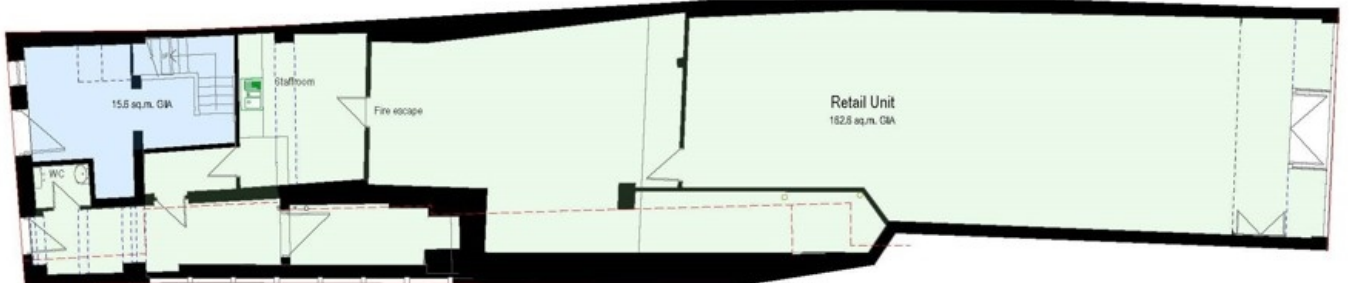
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Second floor plan



First floor plan



Ground floor plan Scale 1:100



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